



RESIDENCE

17B Allanshaw Gardens, Hamilton, ML3 8NT

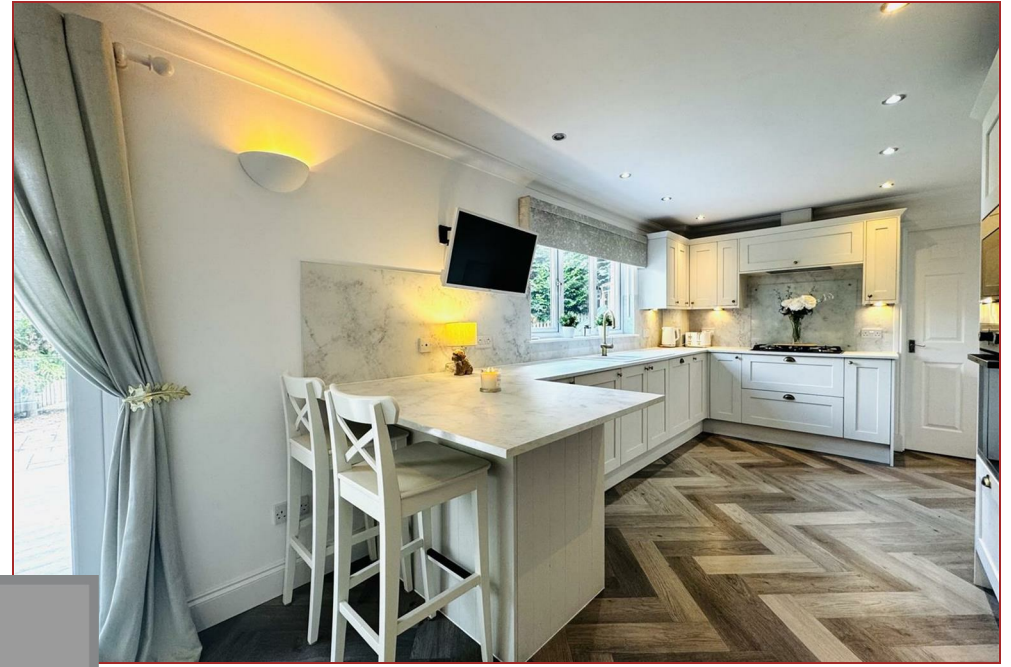
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RESIDENCE







## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This very well presented 4 bedroomed detached villa is situated at the end of a tree-lined driveway, offering a particularly peaceful setting within this highly sought-after cul-de-sac

The ground floor features an entrance vestibule with stylish frosted doors, an impressive and welcoming hallway, a main lounge with aspects to front, an open-plan dining area, an attractive kitchen with stainless steel appliances, a utility room, a downstairs bedroom, and a st four-piece family bathroom. A prominent double-height staircase leads to a upper landing with relax area, three bedrooms—including two with en suite showers walk in closets.

Features include gas central heating, ceramic tiling in the wet areas, and carpeting in the bedrooms. The property also benefits from a integrated vacuum system that services both floors.

The surrounding gardens are meticulously landscaped, creating a breathtaking backdrop for this impressive residence. The front of the home is dominated by a tree-lined driveway with a loose chipped surface, leading to a single brick-built garage. The rear garden is enclosed with fencing and offers natural screening via mature trees and shrubs, along with two elevated timber sun decks and a raised shrub bed on one side. There is a purpose-built treehouse, providing a fantastic entertainment space for children.

Allanshaw Gardens is a highly desirable and conveniently located area of Hamilton. The nearby town centre offers excellent shopping options, sports facilities including golf courses, swimming pools, gyms, and parks. There are several well-regarded schools, as well as Hamilton College. The town boasts a diverse range of restaurants, bistros, and pubs. Additionally, the nearby M74 motorway provides superb transport links across the west of Scotland.



1572.00 sq ft | EER = C





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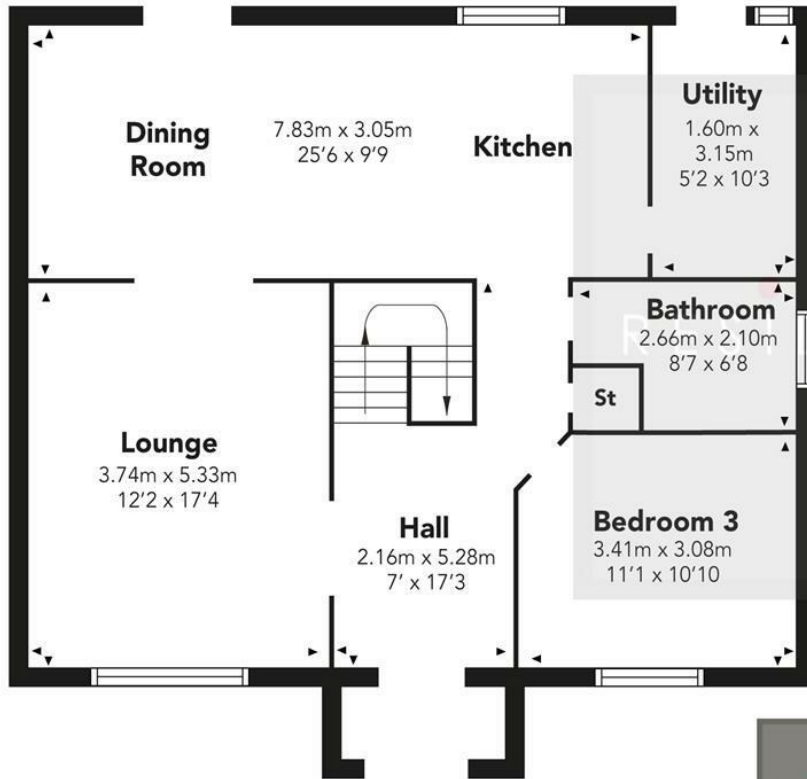




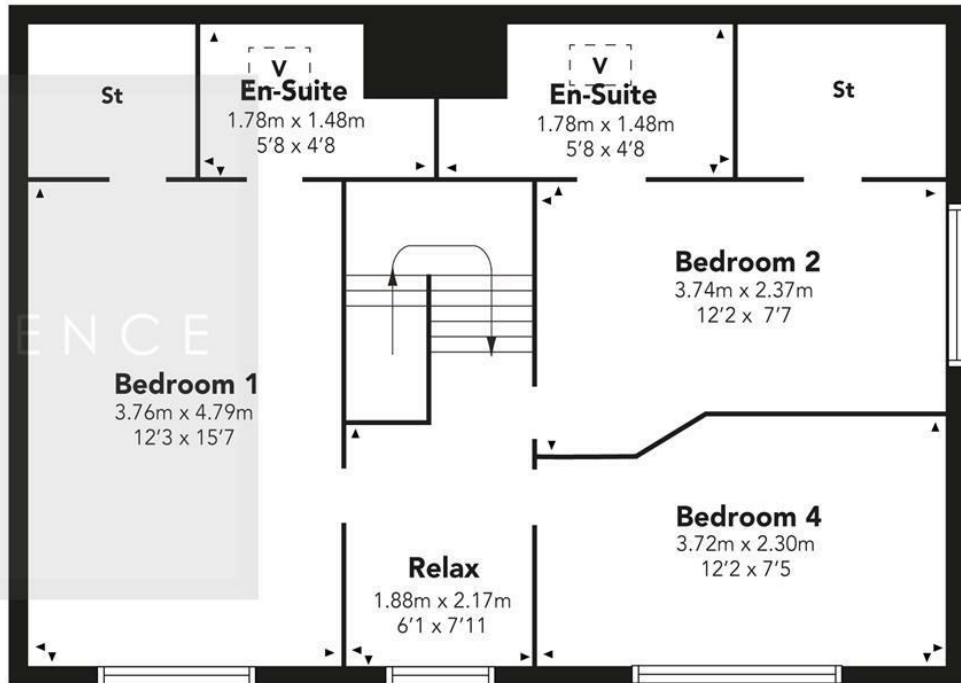


# Allanshaw Gardens

## GROUND FLOOR



## FIRST FLOOR



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.