



RESIDENCE

9 Swift Bank, Hamilton, ML3 8PX

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Situated in this highly sought-after residential area, this beautifully presented and successfully extended three-bedroom Wimpey-built semi-detached villa offers an ideal family home finished to a high standard.

The accommodation comprises a welcoming reception hallway with staircase to the upper level, a spacious lounge with front-facing aspects, and open-plan access to a formal dining room. The contemporary, stylish fitted kitchen features a range of base and wall-mounted units, attractive worktops, and splashbacks. From the rear of the kitchen, there is access to a practical utility room and a cloaks/WC with a two-piece suite. Upstairs, you'll find three bedrooms and a modern family shower room with a three-piece suite and tasteful tiling.

Additional features include gas central heating, double glazing, a tarmac driveway to the front, a garage, and low-maintenance, enclosed gardens to the rear.

Early internal viewing is highly recommended to fully appreciate the quality and standard of finish offered by this affordable family home.

Swift Bank is conveniently situated within the popular High Earnock district of Hamilton. The town boasts excellent shopping facilities and a wide range of sports amenities, including golf courses, swimming pools, gyms, and parks. There are several highly regarded primary and secondary schools catering to all denominations. Hamilton's town centre offers a variety of restaurants and bars, while the nearby Regent Shopping Centre features many familiar high street names. The town benefits from excellent rail and bus links, providing direct access to Glasgow city centre and beyond. Additionally, the nearby M74 motorway ensures swift connections to the wider Central Belt.



957.00 sq ft | EER = D





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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.