



RESIDENCE

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Viewing by appointment with Residence Hamilton

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RESIDENCE





4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This executive detached villa, constructed by Bryant Homes in the 'Stirling' house style, boasts a spacious and versatile layout across two main levels.

This larger-style detached home features a thoughtfully designed floor plan with generously proportioned rooms. Upon entering, you are welcomed into a wide, bay-windowed reception hallway with a staircase leading to the upper floor and a focal point living flame gas fire. The spacious lounge benefits from a double-glazed bay window complemented by a fireplace as a focal point. Adjacent is a formal dining room with a bay window overlooking the front of the property. The modern, upgraded open-plan kitchen/dining area is stylish and well-appointed, featuring a range of floor and wall-mounted storage units, with French doors providing direct access to the rear gardens. Additional ground-floor amenities include a utility room with side access and a cloakroom/WC with a two-piece suite.

Upstairs, an impressive galleried-style landing leads to three double bedrooms and one single bedroom. There are 2 en-suite shower rooms while a separate family bathroom serves the remaining bedrooms.

Additional features include gas central heating, double glazing, and well-maintained gardens. The property also benefits from a driveway capable of parking several vehicles and a double detached garage.

Early viewing is highly recommended to fully appreciate the spaciousness and style that this exceptional family home offers.

West Craigs is situated between Hamilton and East Kilbride Town Centres and is within easy reach of all local amenities. Both Hamilton and East Kilbride offer a wide variety of pubs, restaurants and bistros as well as excellent shopping and sports facilities, including swimming pools, gymnasiums and country parks. For those commuting by public transport, there are frequent bus and rail services to Glasgow and Edinburgh, whilst for those who commute by car the nearby M74.



1862.00 sq ft | EER = C



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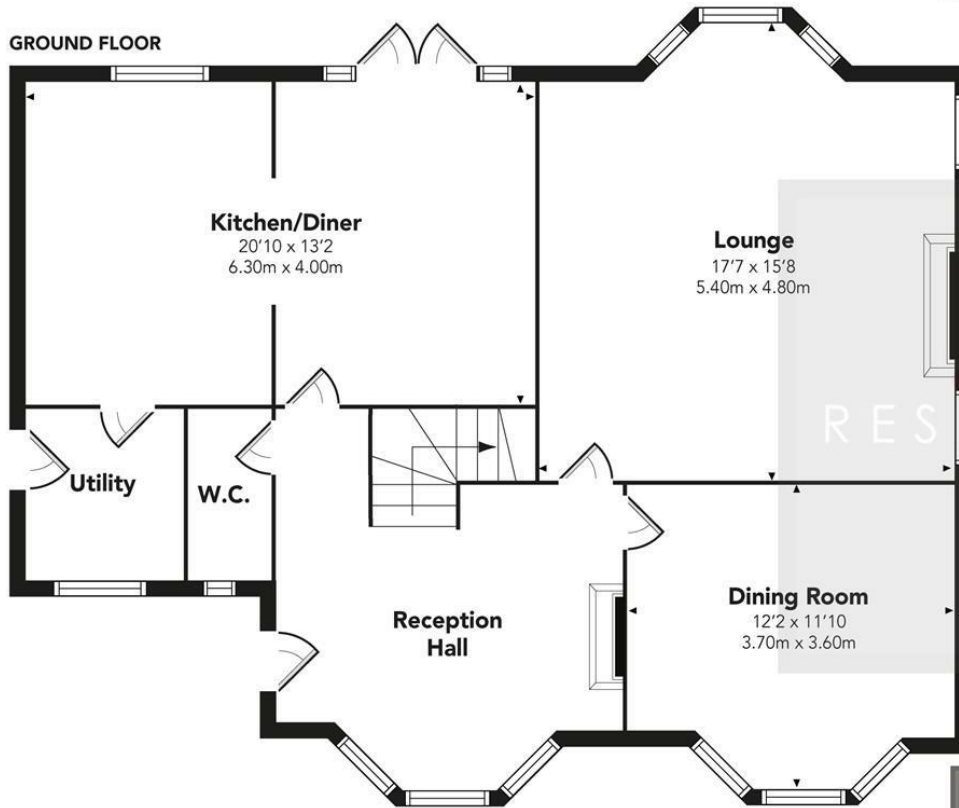




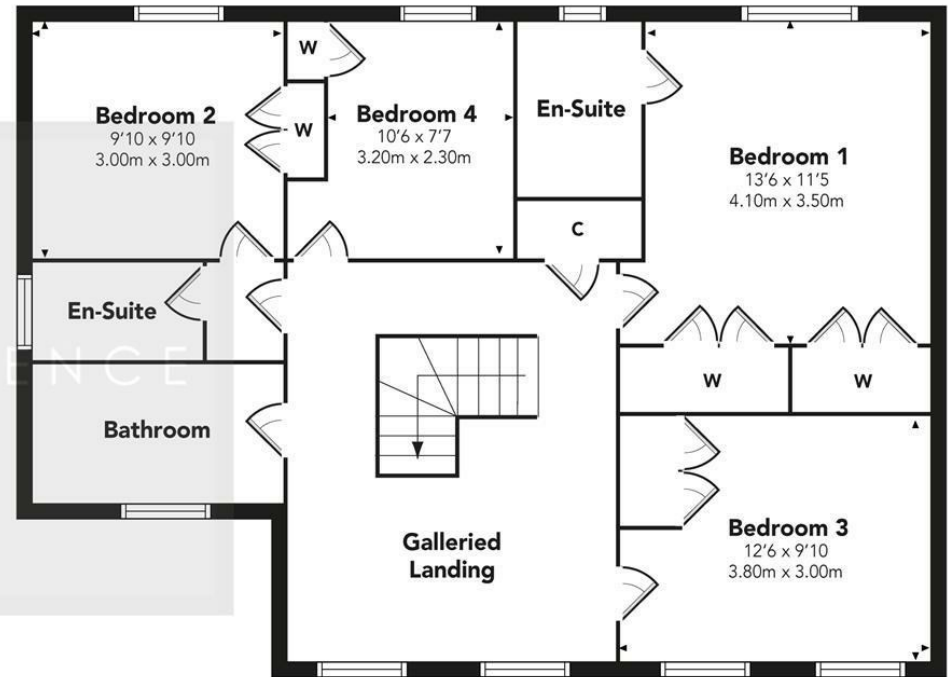


Elie Road

GROUND FLOOR



FIRST FLOOR



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.