



RESIDENCE

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 5 Public Rooms | 5 Bathrooms

Rarely available, this beautifully presented and extensively upgraded five-bedroom detached villa is set within generous, mature gardens and enjoys a highly desirable central location just moments from Hamilton Town Centre.

This fantastic family home offers a spacious and versatile layout of apartments that are in walk in condition.

The extensive accommodation begins with a welcoming reception hallway, complete with useful storage and a staircase leading to the upper level. There is a modern WC, formal lounge featuring a front-facing bay window, and a family/TV room also enjoying a front-facing bay window. To the rear, an expansive entertaining space incorporates its own bar area and French doors opening onto the patio and garden. The true heart of the home is the impressive open-plan breakfasting kitchen, fitted with integrated appliances and a central island, which flows seamlessly into the open dining and sun room, with French doors providing access to both the side of the property and the rear gardens. A contemporary utility room completes the ground floor accommodation.

The upper level has a generous landing, from which all five bedrooms are accessed. One of the rooms is currently utilised as a home office. Two impressive double bedrooms benefit from their own private en-suite facilities, with one further enhanced by a walk-in wardrobe. There is an additional well-proportioned double bedroom complete with built-in storage. The outstanding master suite boasts fitted wardrobes, a dedicated seating area, walk-in dressing room and a make-up area along with a striking contemporary en-suite, highlighted by a beautiful freestanding bathtub. Completing the upper level is a stunning contemporary family bathroom with shower/steam room.

Externally the property is entered via private gates, and provides parking for multiple vehicles. To the rear, the home enjoys a mature and private garden, featuring an exceptional garden Summer House, patio area and golf putting green.



4618.00 sq ft | EER = C





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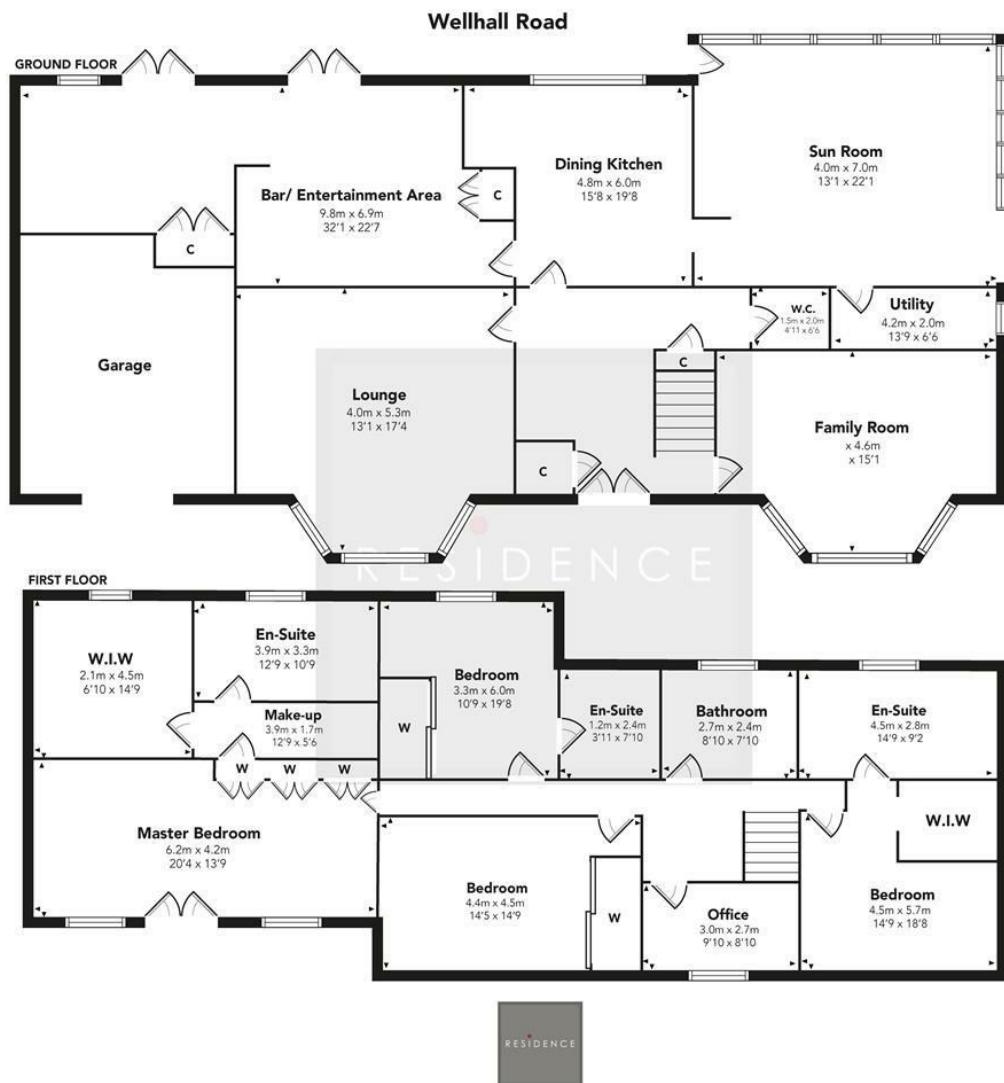






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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors 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.