



RESIDENCE

35A Brackenhill Crescent, Hamilton, ML3 8RT

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RESIDENCE



5 Bedrooms | 2 Public Rooms | 3 Bathrooms

PICTURES ARE FOR ILLUSTRATION PURPOSES ONLY

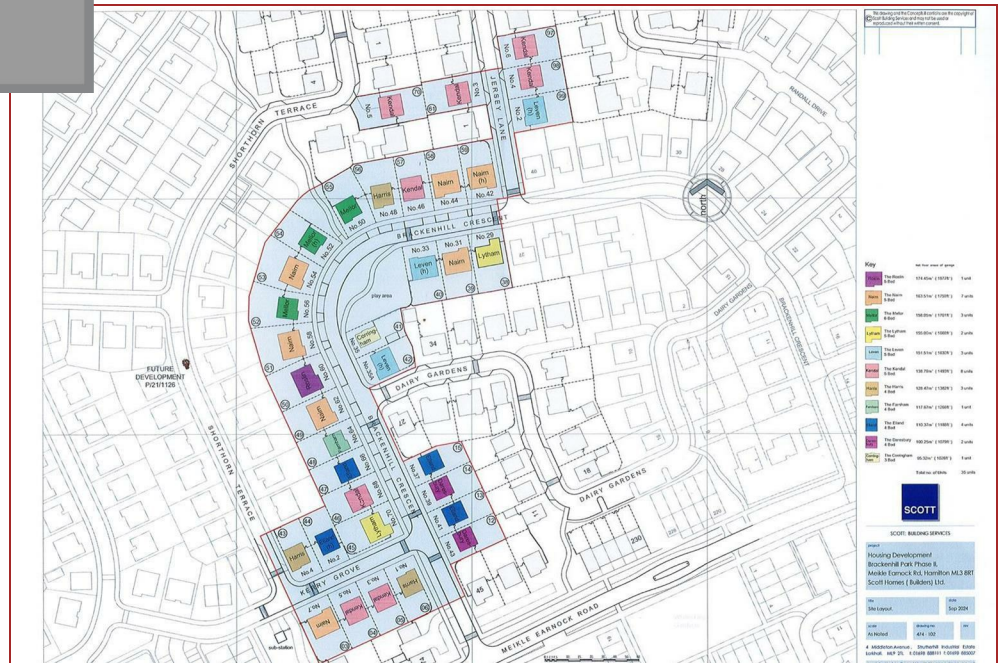
This newly built larger-style five-bedroom detached villa offers generously sized rooms and sits within a quiet pocket on the outskirts of Hamilton, with the opportunity still available to choose your preferred kitchen and bathroom finishes.

Built in the style of "The Leven", this beautifully finished modern villa is a new build home within the former Stewart Milne development. This spacious and well-designed family home comes with carpets, and turf to the front. The rooms are bright, airy and neutrally decorated whilst featuring a highly efficient air source heat pump hybrid gas boiler and have quality UPVC double glazing. The bathrooms and en-suite are finished with quality sanitary ware and tiling.

The accommodation comprises reception hall, cloaks/wc, living room, generous sized open plan integrated kitchen, dining area and family room, utility room, 5 bedrooms with master walk in wardrobe and en-suite shower room whilst there is a separate family bathroom.

Brackenhill Crescent is a lovely street within the Brackenhill Park development. The development is nearing completion and offers a great location to bring up a family with excellent schools in the area. The site is located at the top of Hamilton which is a short drive from both Hamilton town centre and the town of Strathaven. Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

1630.00 sq ft | EER =

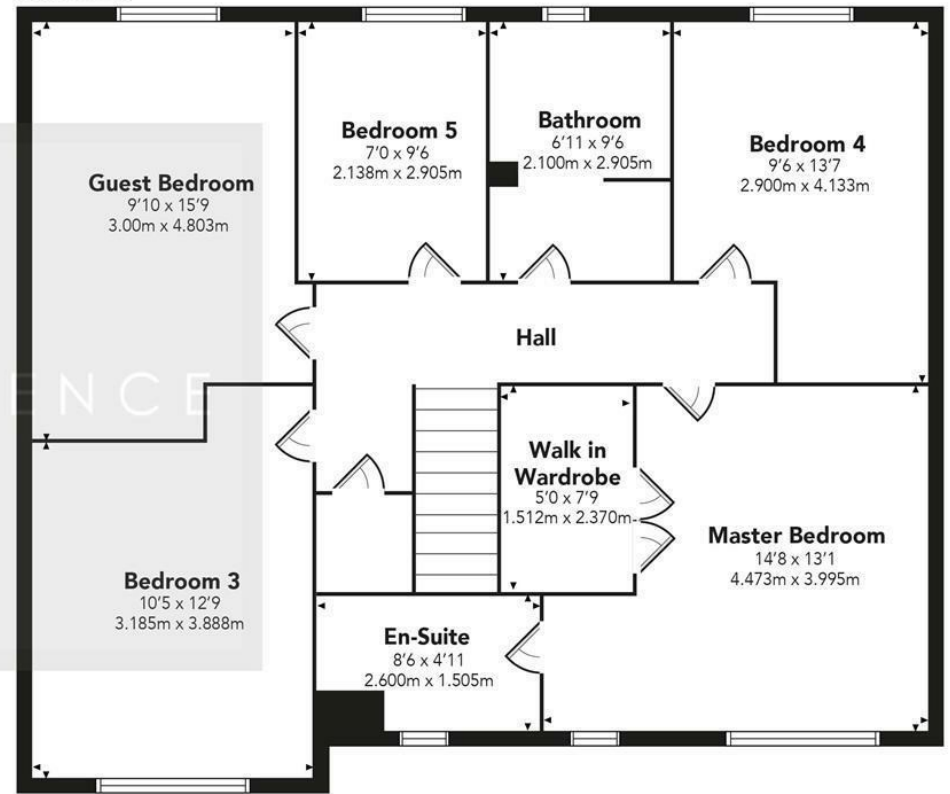


The Leven

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.