



RESIDENCE

7 Laverock Avenue, Hamilton, ML3 7DD

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton

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RESIDENCE



## 3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Enjoying a fantastic, secluded position in a quiet cul-de-sac of only two homes within a highly desirable residential address of Barncluith, this well presented three bedroomed detached villa has been modernised and upgraded throughout and is a wonderful family home in true walk-in condition.

The ground floor accommodation comprises welcoming hallway with access to a cloaks/wc with two-piece suite, generous sized bright and airy lounge with aspects to front and access to a formal dining room, and a stylish and contemporary fitted kitchen with a range of base and wall mounted storage units with worktops surfaces, appliances and plinth lighting strips. On the upper floor there are three double bedrooms with master dressing room and an attractive and sizeable, modern designed and fitted family bathroom with bath and separate shower, twin wash hand basins with feature vanity mirror, recessed downlighting, towel rail and tiling.

Features of the property include gas central heating, double glazing and established, well-maintained gardens which are private to the rear. The property offers a driveway to the front and additional space to the side which has a base for a garage.

Early viewing of this lovely home is highly advised.

This picturesque Barncluith area of Hamilton continues to be desirable with young families and is positioned between Hamilton Town Centre and Chatelherault Country Park. The area offers excellent primary and secondary schooling including Chatelherault Primary, St Mary's Primary, Holy Cross High School, Hamilton Grammar and Hamilton College. Several train stations lie in close proximity along with the adjacent M74/M8 motorway.



1302.43 sq ft | EER = C



RESIDENCE

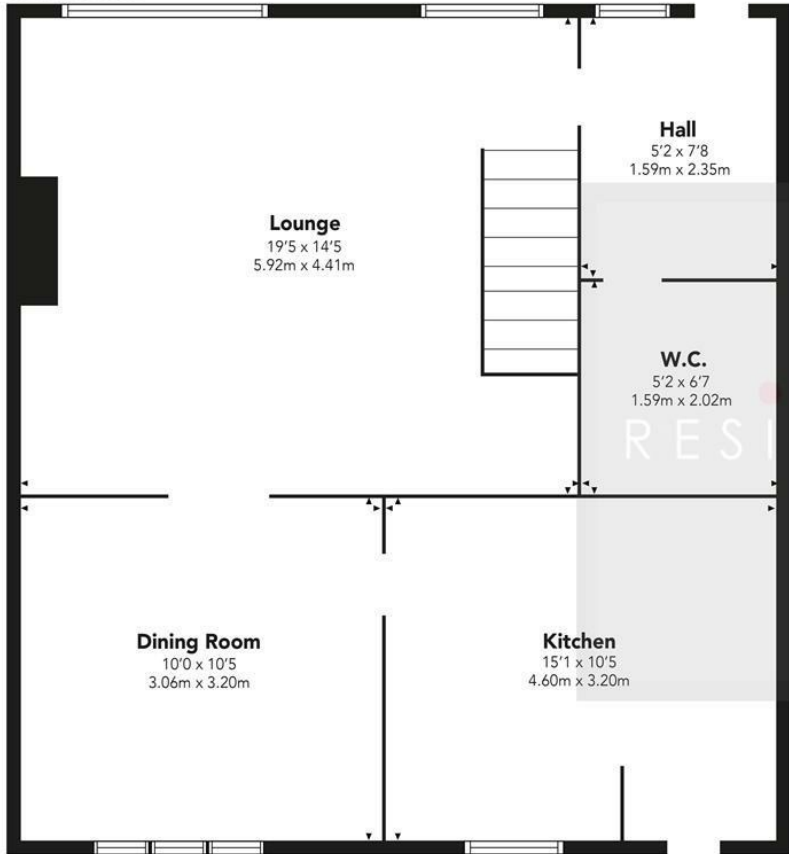




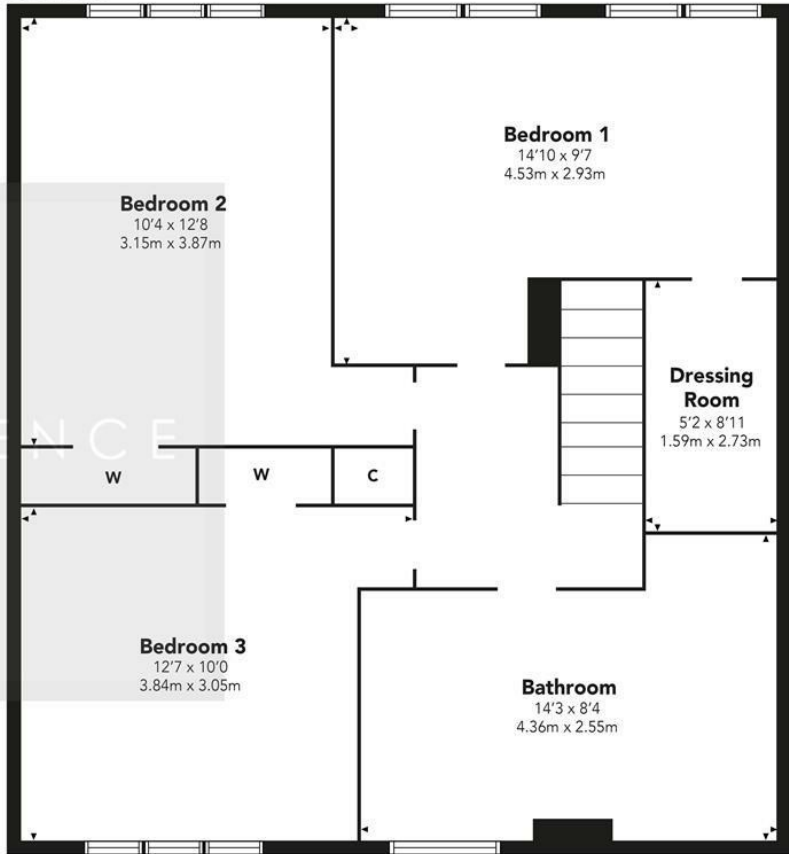


Laverock Avenue

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.