



RESIDENCE

33 Low Waters Road, Hamilton, ML3 7LG

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

Situated within easy reach of Hamilton town centre, 33 Low Waters Road is a handsome three-bedroom traditional stone built semi-detached villa offering well-proportioned accommodation over two levels whilst featuring a driveway to the front and good-sized established gardens to the rear.

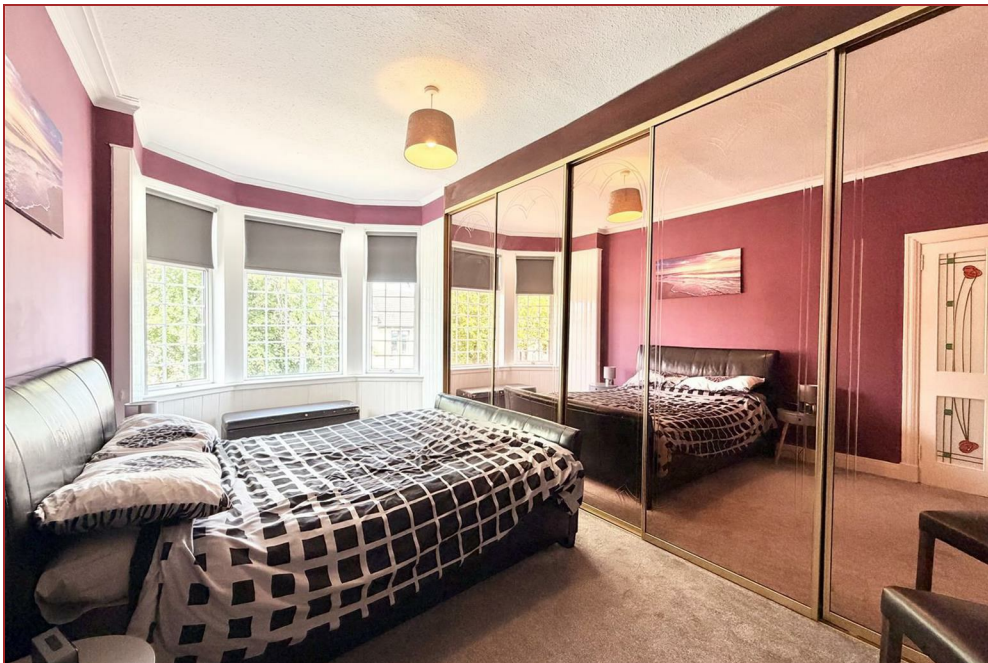
The ground floor accommodation comprises a entrance vestibule, welcoming hall, formal lounge with open plan access to the dining room, modern fitted kitchen and conservatory. The kitchen provides a practical and modern space, while the conservatory offers useful additional accommodation with direct access to the rear garden, although it would benefit from some upgrading.

On the first floor there are three bedrooms, a family bathroom with 4 piece suite and attractive tiling. Bedrooms one and two both benefit from mirror-fronted fitted wardrobes and a cloak/wc in bedroom 2.

Further features of the property include gas central heating and double glazing. Externally, there is a driveway to the front, while the established rear gardens are a particularly good size and provide plenty of outdoor space.

Low Waters Road is conveniently placed for Hamilton town centre and its range of everyday amenities. Hamilton offers a good selection of shops, restaurants, bistros and pubs, together with sports and leisure facilities including golf courses, swimming pools, gyms and parks. There are several schools within the surrounding area as well as nearby Hamilton College.

For commuters, regular bus and rail services provide links with surrounding towns and with Glasgow and Edinburgh, while the nearby M74 motorway gives convenient road access throughout the west of Scotland.



1517.71 sq ft | EER = D



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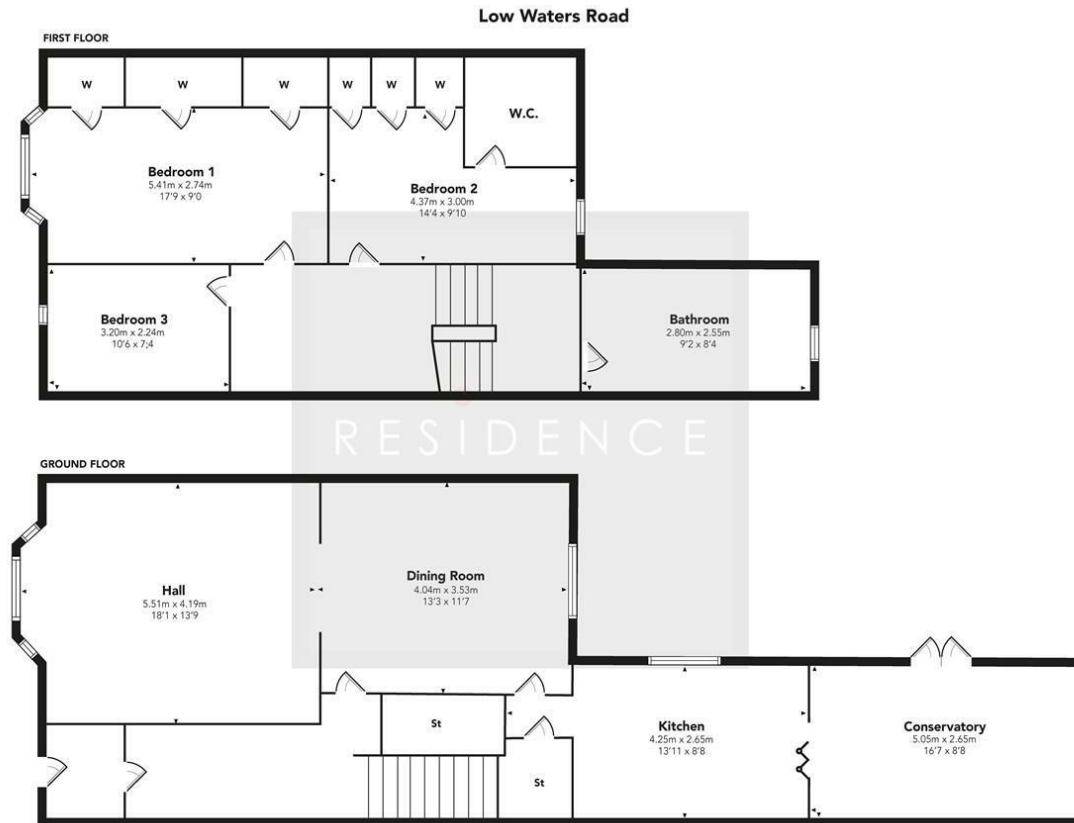


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Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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.