



RESIDENCE

64 Brackenhill Crescent, Hamilton, ML3 8RT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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

4 Bedroom | 2 Public Room | 2 Bathroom

*** PHOTOS ARE FOR ILLUSTRATION PURPOSES ONLY***

This newly built, beautifully presented four-bedroom detached villa offers spacious, well-proportioned accommodation and is set within a peaceful pocket on the outskirts of Hamilton.

Built in the style of "The Farnham", this impressive modern home forms part of the former Stewart Milne Homes development and has been thoughtfully designed with contemporary family living in mind. The interior is bright, airy and finished in neutral tones throughout, complemented by quality UPVC double glazing and a highly efficient air source heat pump hybrid gas boiler system. The bathrooms and en-suite feature stylish sanitary ware and contemporary tiling.

The accommodation comprises a welcoming reception hall, cloaks/WC, a spacious lounge, and a generous open plan integrated kitchen with dining and family area — ideal for everyday living and entertaining. A separate utility room provides additional convenience. On the upper level, there are four well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room. A modern family bathroom completes the accommodation.

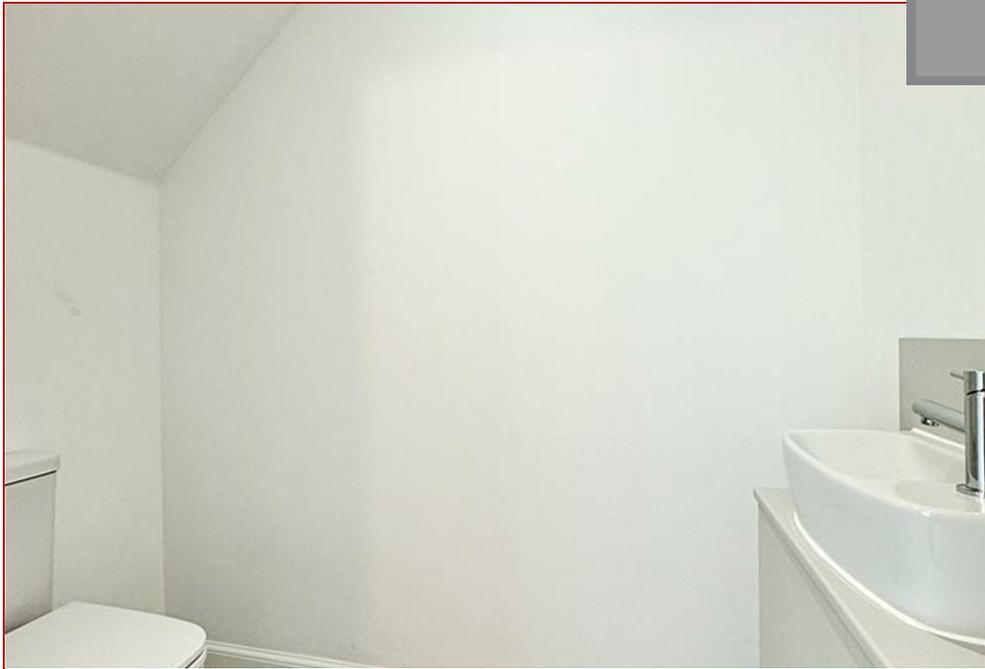
Brackenhill Crescent is a desirable address within the popular Brackenhill Park development, which is nearing completion and offers an excellent setting for family life. Positioned on the upper fringes of Hamilton, the property is a short drive from Hamilton town centre and the nearby town of Strathaven. Hamilton itself provides a wide range of shopping facilities, sports amenities including golf courses, swimming pools, gyms and parks, as well as an excellent selection of restaurants, bistros and public houses. For commuters, there are regular bus and train services to surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh, while the nearby M74 motorway offers excellent road links throughout the west of Scotland.



1280.00 sq ft | EER =

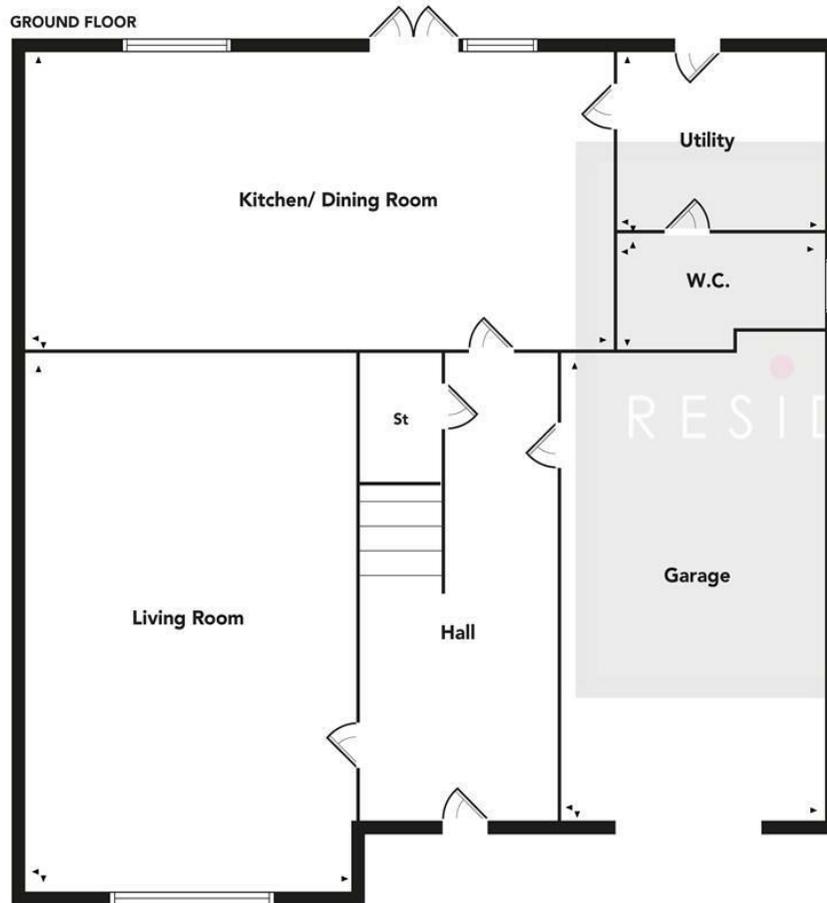


RESIDENCE

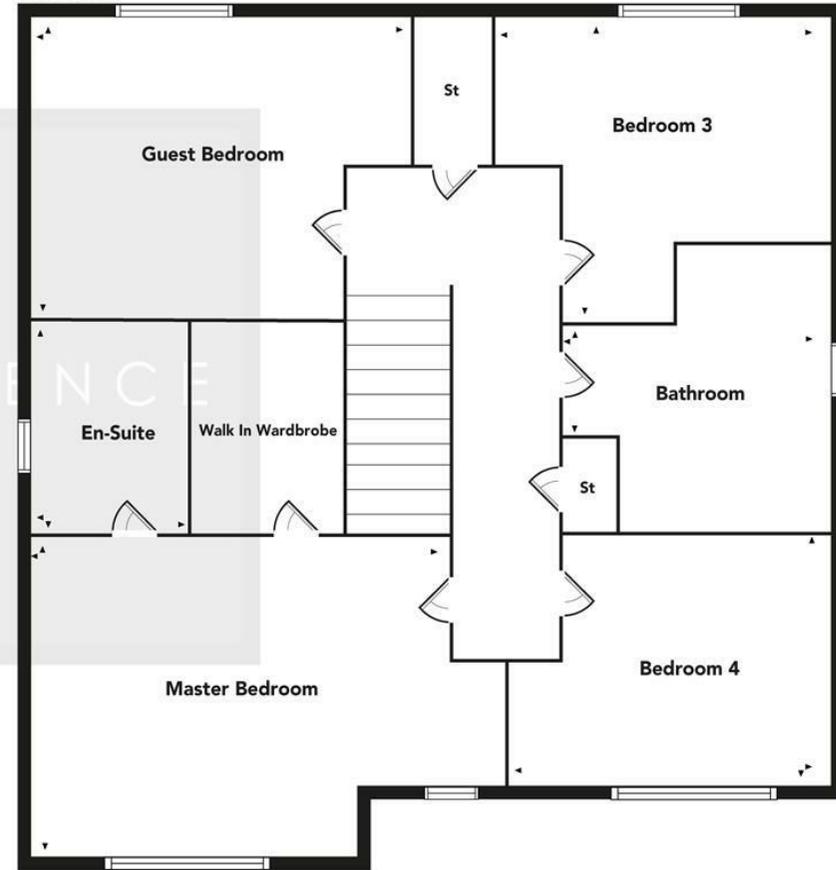


Farnham

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.