

# Fred.

ESTATE AGENTS



## 10 Tyndrum Crescent

Hamilton

### Offers over £220,000



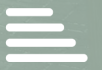
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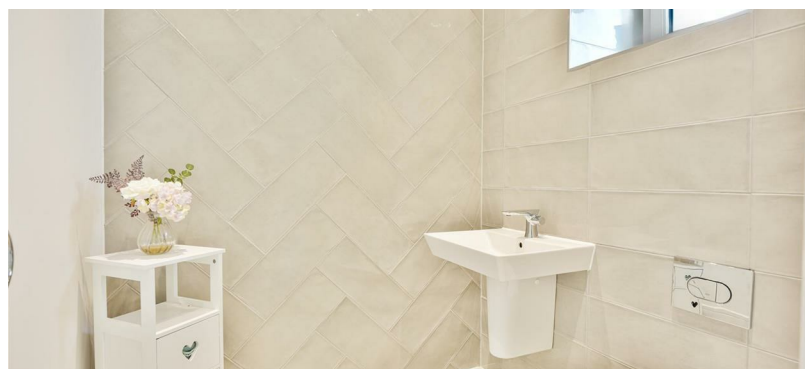
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This lovely three bedroom semi detached villa is presented in walk in condition, offering flexible, spacious accommodation ideally suited to modern family living.

Step into this beautifully presented home through a bright and welcoming entrance hallway, leading to an impressive open-plan kitchen, dining, and family area, the true heart of the property. Designed with modern living in mind, the contemporary kitchen features fitted units and integrated appliances, offering both style and practicality. The spacious dining and lounge area provides the perfect setting for entertaining guests or relaxing with family, while patio doors open directly onto the garden, creating a seamless flow between indoor and outdoor living. A stylish and conveniently located WC completes the ground floor.

Upstairs, the property offers three well proportioned bedrooms, all tastefully finished in neutral tones with soft carpeted flooring throughout. The master bedroom benefits from fitted mirrored wardrobes and a modern en-suite shower room, while a beautifully finished, fully tiled family bathroom serves the remaining bedrooms.

Externally, the home enjoys beautifully landscaped gardens to both the front and rear. The front features attractive paving alongside a low-maintenance artificial lawn, while the rear garden boasts a raised decked patio area, ideal for outdoor dining, entertaining, or simply unwinding.

Hamilton is perfectly located for the commuter with access to the M74 just minutes away. The town provides bus and rail links to the surrounding area, as well as Glasgow and Edinburgh. There are also a great selection of restaurants, bars, retail parks and sporting facilities around the Hamilton area.



Ground Floor

1st Floor



**TOTAL: 86 m<sup>2</sup>**  
Ground floor: 43 m<sup>2</sup>, 1st floor: 43 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>

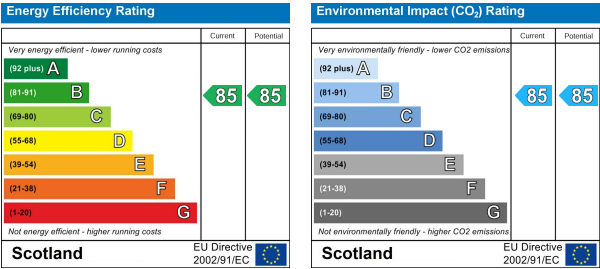


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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