



RESIDENCE

5 Marshall Grove, Hamilton, ML3 8NJ

www.residenceestateagents.co.uk



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



RESIDENCE





3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This successfully extended and cleverly reconfigured three-bedroom semi-detached villa enjoys an excellent position within the sought-after residential setting of Marshall Grove. Offering a particularly spacious and versatile layout formed over two levels, the property provides flexible accommodation well suited to a variety of buyers and family requirements.

The accommodation begins with an entrance porch leading into a welcoming reception hallway. The generous lounge provides an excellent main living space, while the modern fitted kitchen is arranged on an open-plan basis with the dining area, creating a sociable space ideal for everyday family living and entertaining.

A sun/garden room provides additional living space and further enhances the flexibility of the ground floor, with access to a convenient WC. Also located on this level is the principal bedroom, which benefits from its own shower room, making the layout particularly suitable for those seeking bedroom and bathroom facilities on the ground floor.

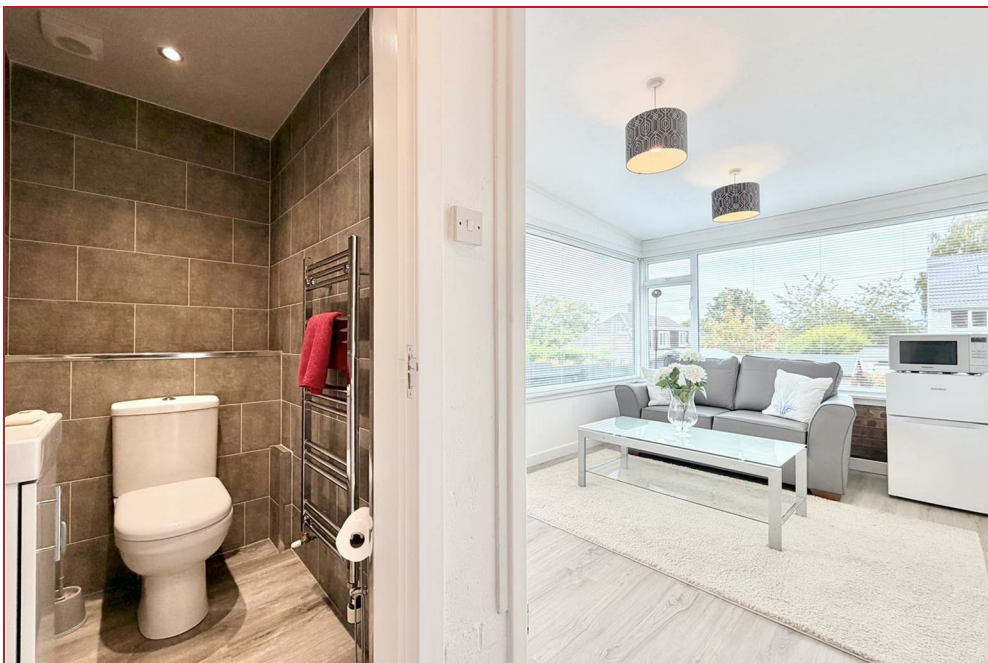
On the upper floor there are two further generously proportioned bedrooms together with the family bathroom. The property also benefits from a substantial floored and lined loft area with Velux windows, providing excellent additional storage space.

Further features include gas central heating, double glazing and generous accommodation throughout.

Externally, the property is complemented by gravelled gardens to the front incorporating off-street parking. The rear gardens which are mainly laid to lawn and include a useful garden shed.

A spacious and adaptable family home in a desirable residential location, early internal viewing is highly recommended to fully appreciate the size and versatility of the accommodation on offer.

Marshall Grove is a highly regarded residential locale within Central Hamilton. Hamilton town centre with its fine range of shops, restaurants and amenities and is ideally situated for commuting to Glasgow, Edinburgh and the central belt.



1227.09 sq ft | EER = C



RESIDENCE





RESIDENCE



5 Marshall Grove



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.