



RESIDENCE

29 Carlisle Road, Barncluith, ML3 7BZ

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Room | 2 Bathrooms



An immaculate sandstone semi-detached villa, beautifully combining the character and charm of a traditional period home with a sympathetic, stylish modern interior.

This substantial family home is set within a large, private and beautifully maintained garden, offering both space and seclusion. Internally, the property has been thoughtfully redesigned and upgraded to an exceptional standard throughout. The contemporary kitchen is fitted with a range of integrated appliances, while modern lighting and luxury porcelain tiling enhance the ground floor. Further benefits include modern gas central heating with contemporary radiators, double glazing, and tasteful décor.

The family lounge provides a superb open-plan living space, ideal for modern family life and entertaining, complete with a feature media wall and inset fire. The formal bay-windowed lounge showcases a striking marble fireplace and detailed corncing, retaining the home's period elegance. The stylish family bathroom is finished with high-quality white sanitary ware and contemporary tiling, while bedrooms one and two benefit from fitted wardrobes.



The accommodation comprises a welcoming reception hall, cloakroom WC, bay-windowed formal lounge, luxury modern kitchen with breakfasting/dining bar, open-plan family living area, conservatory, and a separate utility room. On the upper floor, there are three well-proportioned bedrooms, a fourth bedroom or study, and a spacious luxury family bathroom.

Externally, the gardens have been professionally landscaped. To the front, there is a large gated monoblock driveway alongside a lawn. The driveway continues through a second set of composite gates, providing access to the garage. The enclosed rear garden is particularly private and features three patio areas, a lawn, and an impressive garden room positioned at the far end of the garden.

Barncluih has always been a great place to stay and is conveniently placed for the amenities of Hamilton.

2077.00 sq ft | EER = C



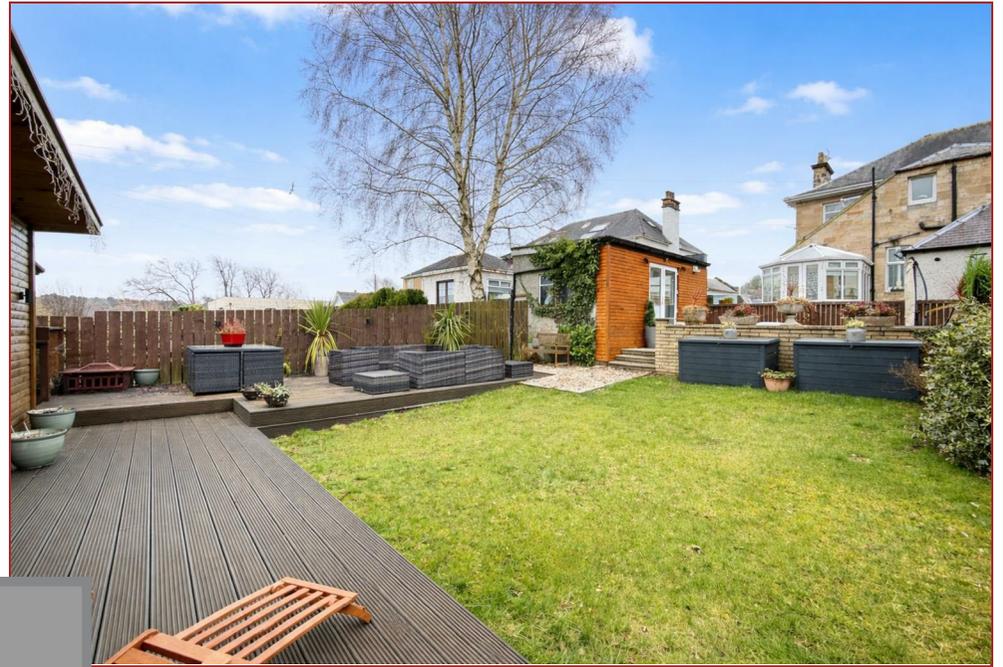
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Carlisle Road



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.