



RESIDENCE

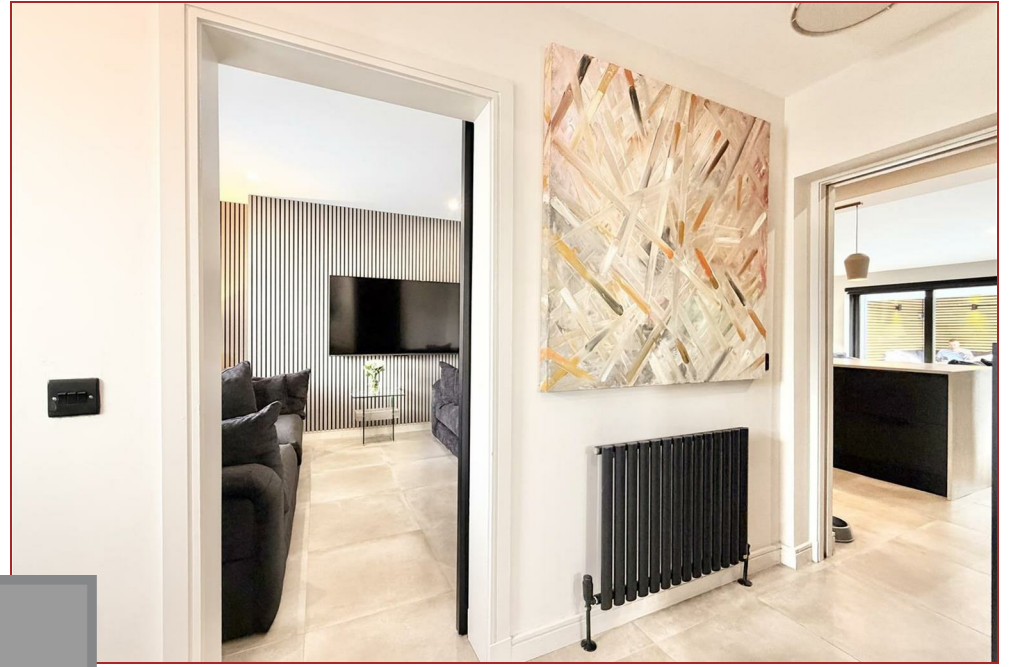
85 High Blantyre Road, , ML3 9HS

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 2 Public Rooms | 2 Bathrooms



This impressive and beautifully presented three-bedroom semi-detached villa has been successfully extended and thoughtfully upgraded to create a stylish and versatile family home.

Combining contemporary living with exceptional outdoor space, this outstanding property offers a superb standard of accommodation and is ideally positioned close to local amenities, schools, transport links and Hamilton town centre.

The welcoming hallway provides access to the principal living areas, including a well-proportioned lounge and the true highlight of the home, the stunning open plan contemporary kitchen and family room. The impressive extension has been designed for modern family living, featuring a stylish integrated kitchen, breakfast bar, quality finishes and a generous layout perfect for dining, entertaining and everyday life. Bi-fold doors provide a seamless connection to the landscaped rear garden, allowing natural light to flood the space.

Further ground floor accommodation includes a useful utility room and a stylish downstairs shower room with attractive contemporary tiling.

Upstairs, the property offers three well-presented bedrooms and a modern fitted family shower room with sleek contemporary finishes. The floored loft space, complete with power, lighting and Velux window, provides excellent additional storage or potential for a home office or hobby area.

Externally, the property benefits from a spacious chipped driveway to the front and impressive enclosed rear gardens designed for entertaining. The covered outdoor kitchen/barbecue area creates the perfect setting for hosting family and friends, while a separate pergola shelter with lighting and heater is available by separate negotiation, offering a luxurious outdoor retreat throughout the year.

Further features include gas central heating and double glazing, making this an exceptional family home in a highly convenient location.

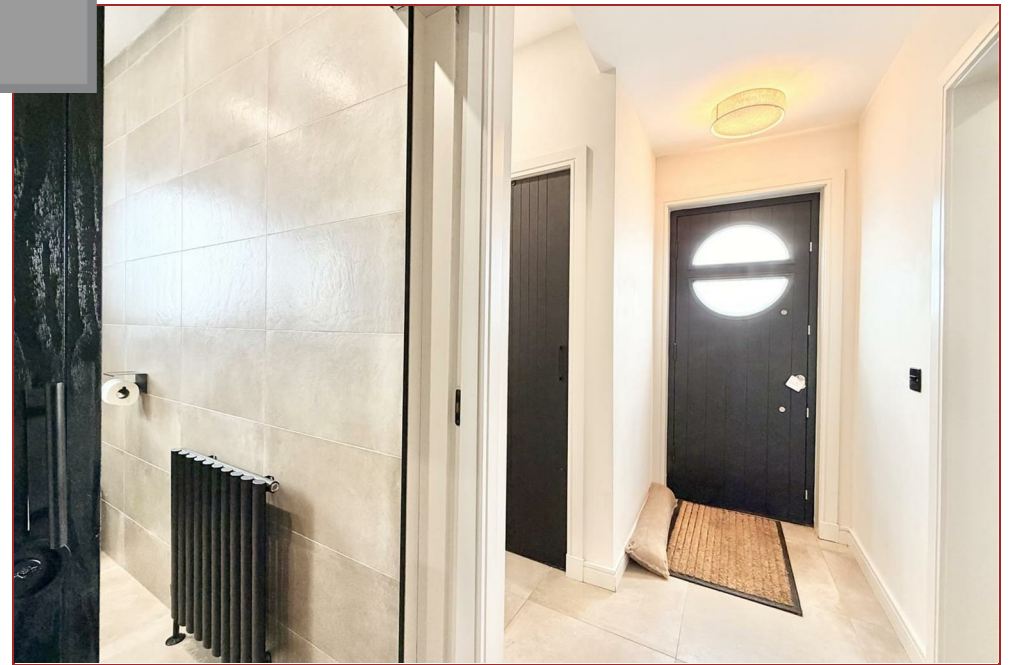
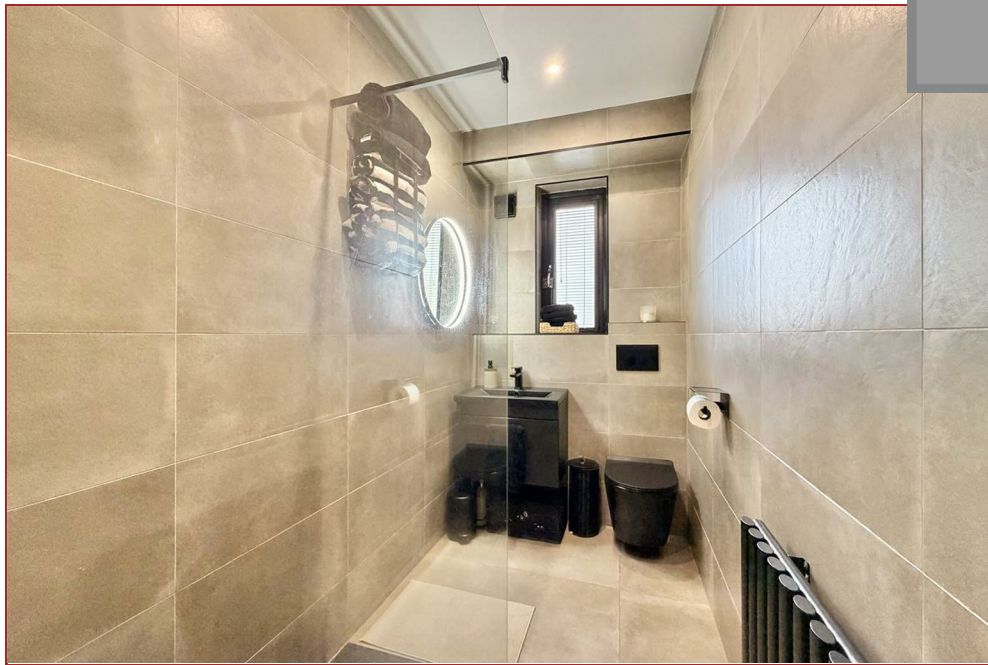
Early viewing of this beautiful home is highly advised.



1151.74 sq ft | EER = D



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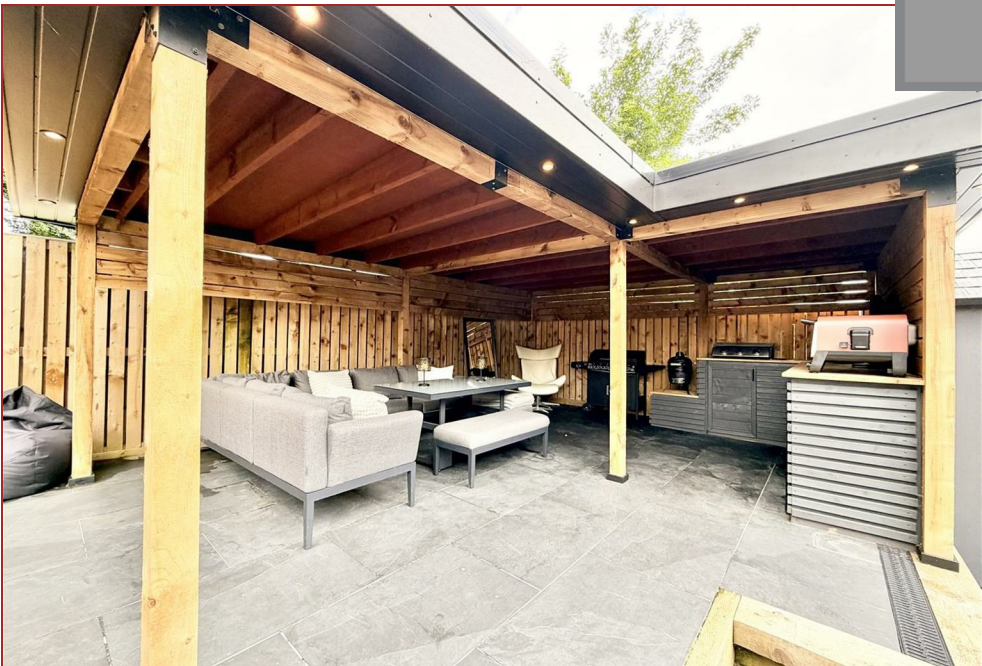


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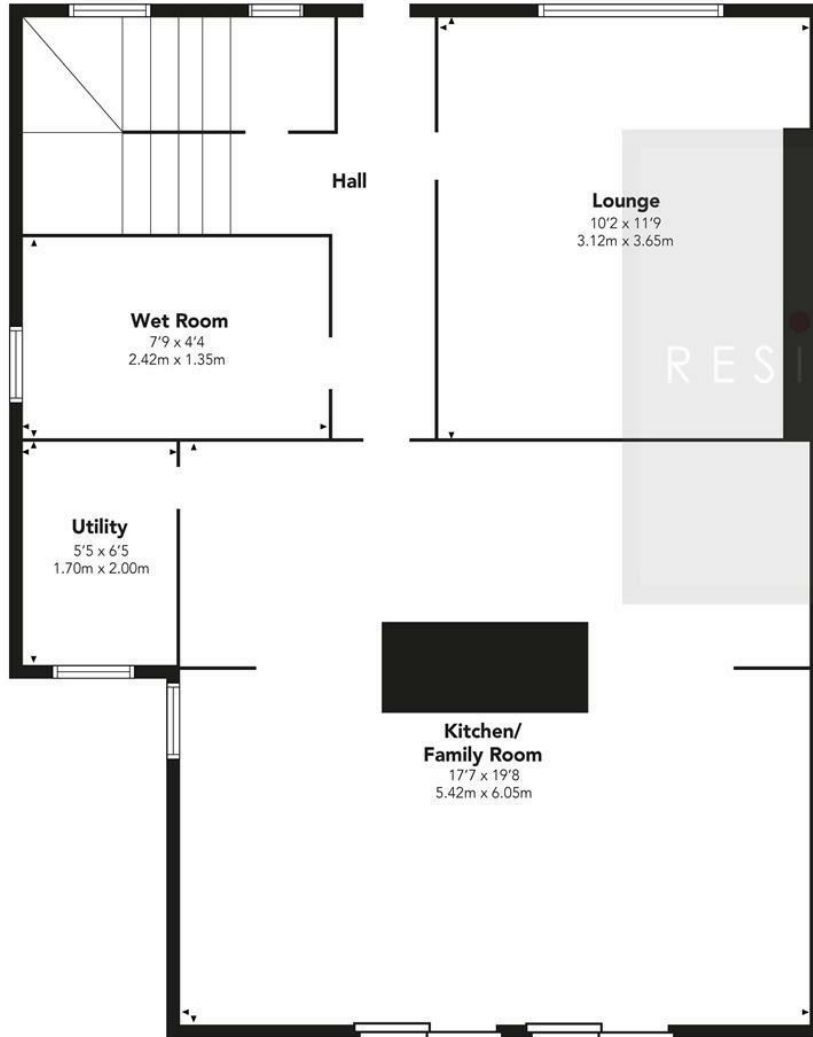


RESIDENCE



# High Blantyre Road

## 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.