



RESIDENCE

16 Station Gate, Netherburn, ML9 3FD

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3 Bedrooms | 1 Public Rooms | 3 Bathrooms

Set within a residential cul-de-sac in the village of Netherburn, 16 Station Gate is a beautifully presented three-bedroom detached villa offering an exceptional standard of accommodation, finished to a high specification throughout. The property combines stylish contemporary interiors with bright, spacious apartments and beautifully landscaped gardens designed for outdoor entertaining.

The accommodation is formed over two levels and comprises a welcoming entrance hallway with staircase to the upper floor, convenient cloaks/WC and useful storage. The impressive open-plan lounge, dining area and kitchen form the heart of the home, creating a wonderful space for modern family living. The stylish fitted kitchen features contemporary finishes, whilst the generous lounge and dining areas enjoy excellent natural light and French doors opening directly onto the gardens.

Upstairs, the landing leads to three well-proportioned bedrooms, including the principal bedroom with its own stylish en-suite shower room. Completing the accommodation is a beautifully appointed family bathroom featuring contemporary fittings and an attractive freestanding bathtub.

Further features include energy-efficient air source heating, double glazing and a high standard of decoration throughout.

Externally, the property enjoys beautifully landscaped and enclosed gardens incorporating maintained lawns, attractive pathways, established bordering plants and shrubs, together with impressive decked patio areas featuring contemporary glass balustrades. These provide wonderful spaces for outdoor dining, relaxation and entertaining. A charming timber log cabin, garden shed and decorative pond further enhance this delightful outdoor setting.

To the front, a generous monobloc driveway provides convenient off-street parking alongside an attractive lawned garden.

Netherburn offers a peaceful village setting with convenient access to Larkhall, Hamilton and Strathaven.



1184.03 sq ft | EER = B



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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.