



RESIDENCE

3 Captains Walk, Cleland, ML1 5TU

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 3 Public Rooms | 4 Bathrooms

3 Captains Walk, Cleland is a substantial and well-proportioned detached villa offering an exceptional level of spacious and versatile accommodation, complemented by a self-contained two-bedroom annexe, thoughtfully created from the former detached double garage.

This impressive family home offers an abundance of flexible living space arranged over two levels, making it ideal for larger or growing families, whilst the annexe provides excellent accommodation for extended family, independent living or visiting guests.

The main house is entered via a welcoming reception hallway with staircase leading to the upper floor. The ground floor accommodation comprises a substantial lounge/dining room, generously sized fitted kitchen, separate family room, games room which could alternatively be utilised as a sixth bedroom, utility room and convenient cloaks/WC.

The upper floor provides five well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite facilities, whilst bedroom two also benefits from an en-suite. A separate family bathroom completes the accommodation.

A particularly appealing feature is the detached annexe, converted from the original double garage to create excellent additional living space. The accommodation comprises a spacious open-plan dining kitchen/living room, two bedrooms and a shower room, offering considerable flexibility for a variety of family requirements.

Features of the property include gas central heating, double glazing and an extensive monobloc driveway providing ample off-street parking. The property is set within generous grounds with private, established gardens to the rear, offering an attractive outdoor environment for family living and entertaining.

Captains Walk enjoys a desirable residential setting within Cleland, conveniently positioned for local amenities, schooling and transport links, with access to neighbouring Wishaw, Motherwell and the wider motorway network.



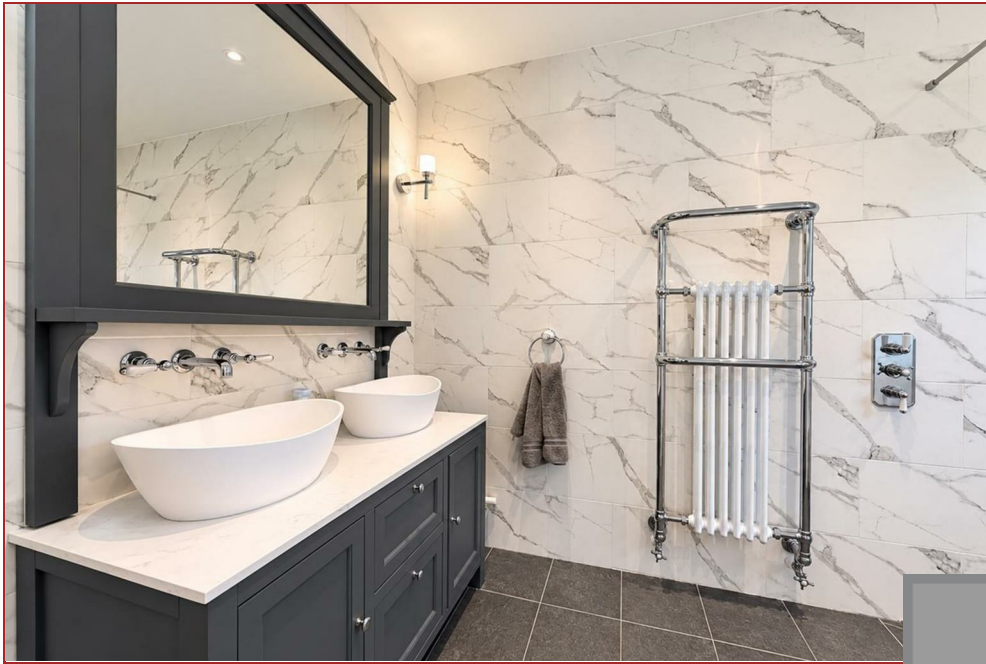
2712.51 sq ft | EER = B



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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.