



RESIDENCE

10 Braemar Gardens, Newarthill, ML1 5UY

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 3 Public Rooms | 4 Bathrooms

Immaculately presented five-bedroom detached villa, occupying a prime corner position within the highly sought-after Torrance Park development. Finished to an exceptional standard throughout, the property offers a spacious and versatile layout, further enhanced by a converted garage providing valuable additional living space.

The ground-floor accommodation begins with a bright and welcoming reception hallway, with staircase leading to the upper level and access to a modern WC. To the front is a generously proportioned lounge, featuring a stylish media wall and French doors opening through to the impressive open-plan kitchen, dining and family area – undoubtedly the heart of the home.

The contemporary fitted kitchen is complemented by integrated appliances and ample space for both dining and relaxed family living, with French doors providing direct access to the stunning rear garden patio area. From the kitchen, there is access to a practical utility room and the converted garage, which provides excellent additional versatility and is currently utilised as a children's playroom/home office.

Upstairs, the property offers five well-proportioned bedrooms, including an impressive principal bedroom with en-suite shower room. A further double bedroom also benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish and contemporary family bathroom.

Externally, this impressive home occupies a particularly generous corner plot and benefits from a substantial monoblock driveway, providing ample off-street parking for multiple vehicles. The fully landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring an extensive tiled patio area complemented by low-maintenance artificial lawn, creating an attractive and practical outdoor space to be enjoyed year-round.



1926.94 sq ft | EER = B

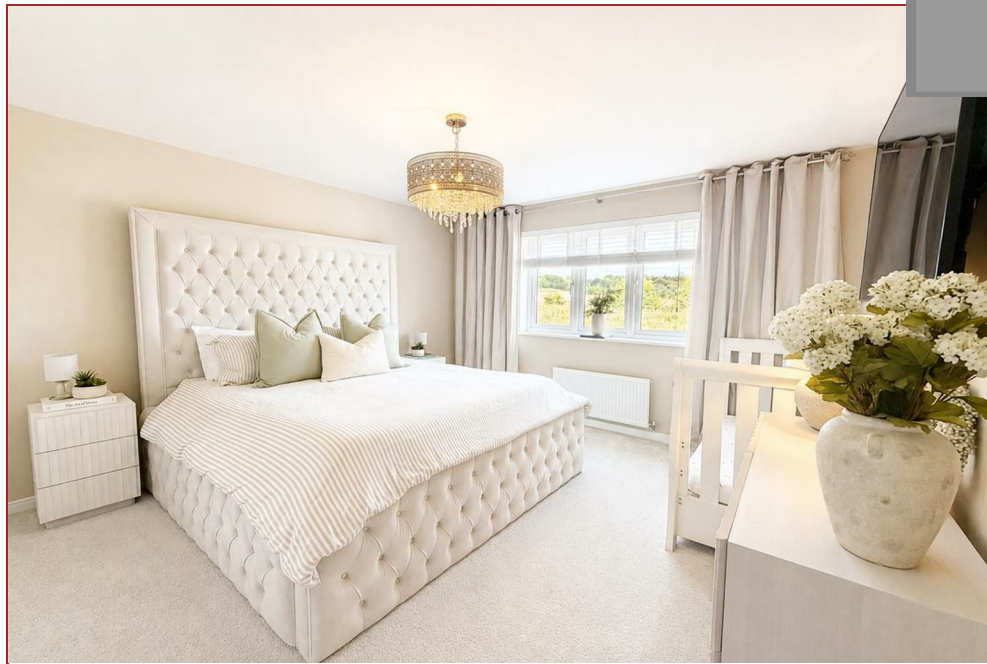


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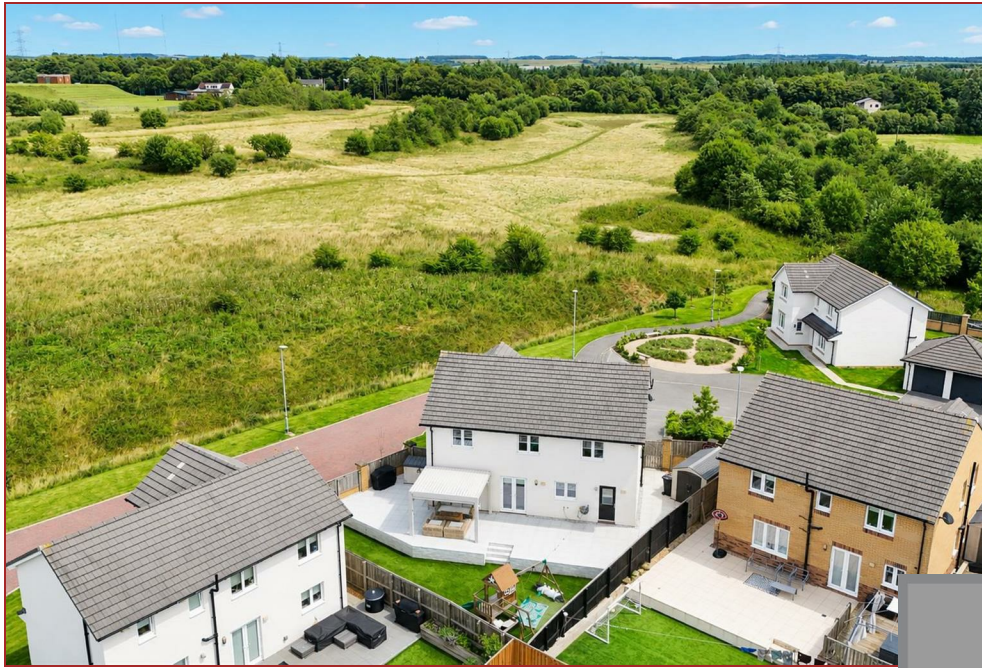
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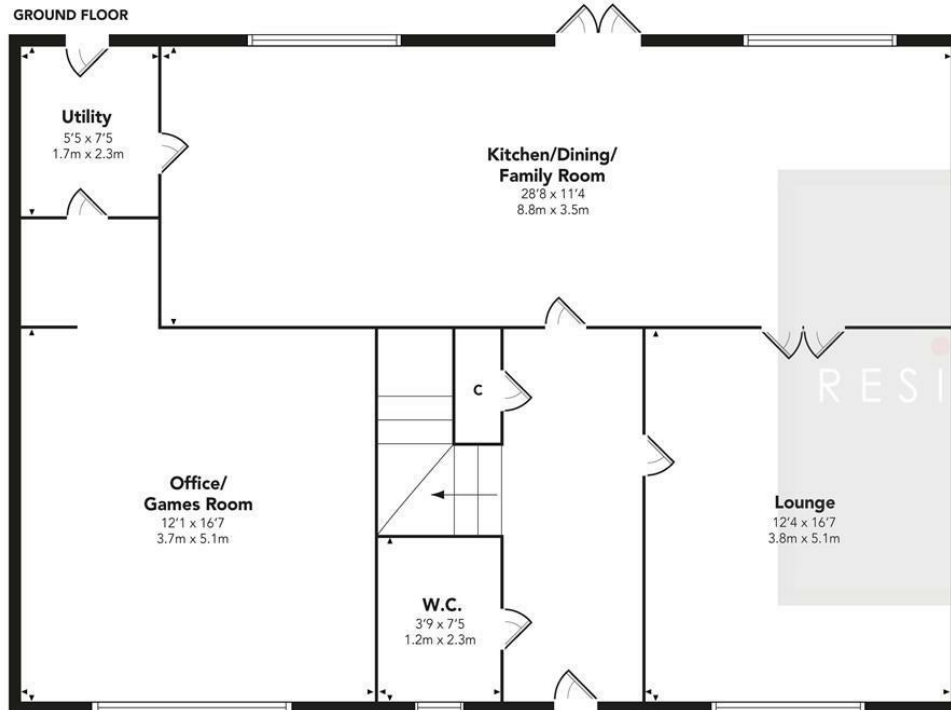


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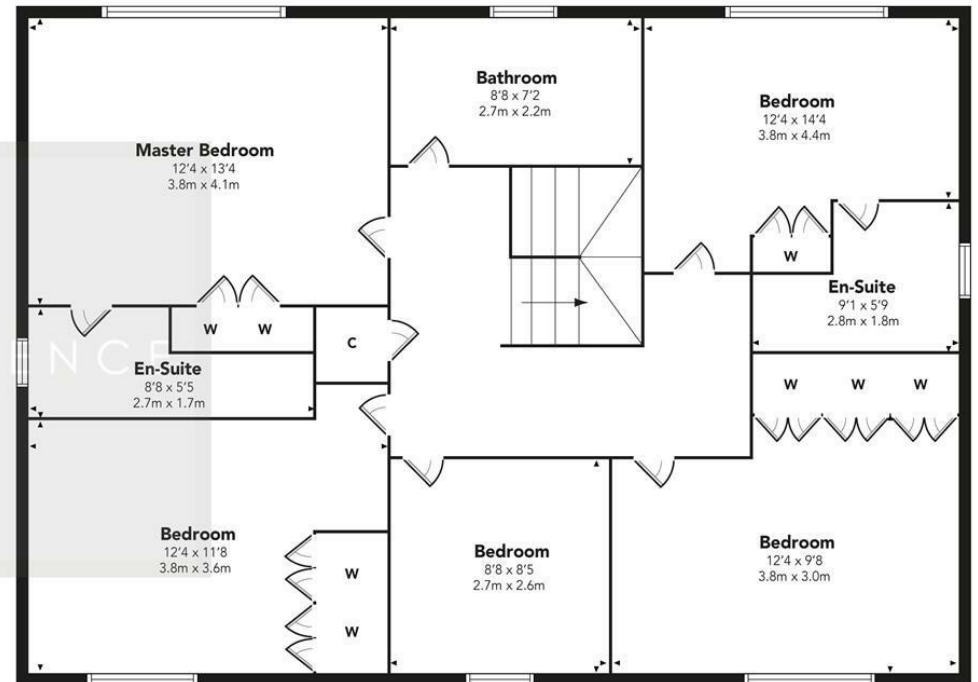


Braemar Gardens

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.