



VENBONE

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## 3 Bedrooms | 4 Public Rooms | 3 Bathrooms

Vendome is an impressive sandstone semi-detached villa set within the highly sought-after Barncluith area of Hamilton. This handsome traditional home offers beautifully presented accommodation formed over three levels and successfully blends period character with contemporary family living.

The property retains many charming original features, including generous room proportions and elegant detailing, while being thoughtfully enhanced to suit modern lifestyles. Of particular note is the stunning contemporary kitchen which opens into a bright and spacious family room, creating an ideal space for everyday living and entertaining.

The accommodation comprises of an entrance vestibule leading to a welcoming reception hallway. The ground floor includes a beautiful bay-windowed lounge, formal dining room, cloaks/WC, and the impressive open-plan kitchen and family room which forms the heart of the home.

A split-level first floor provides two well-proportioned bedrooms, 2 home offices, and a traditional family bathroom. Office 1 features a staircase leading to the top floor, where a further bedroom enjoys aspects over the rear garden, a Velux window to the front, and the benefit of its own en-suite shower room.

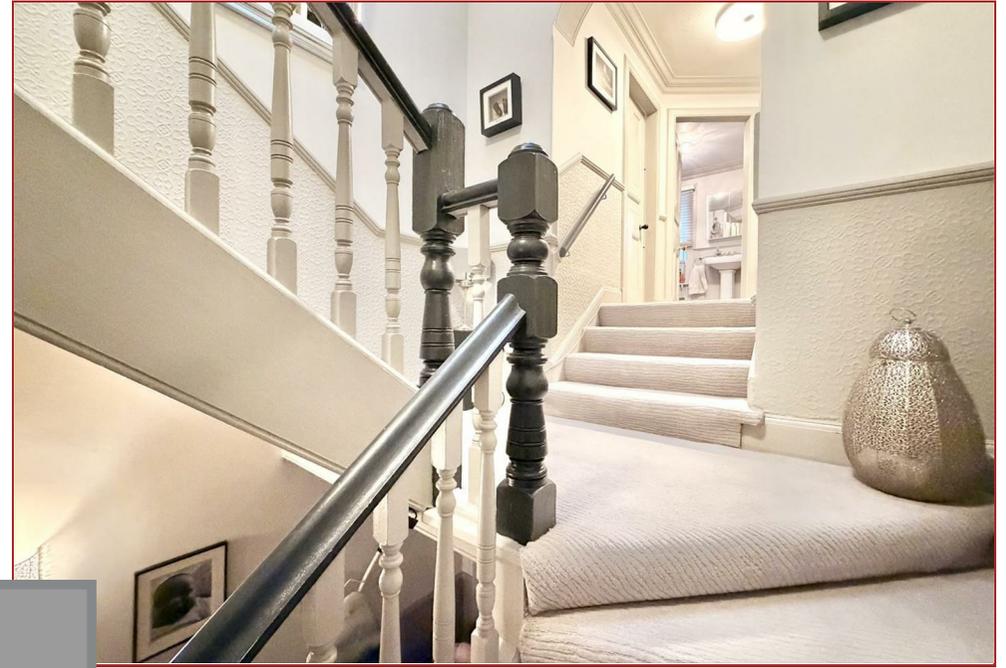
Externally, the property is equally appealing. A gated driveway provides private off-street parking, while a detached garage has been successfully converted into a versatile relaxation/living space complete with a kitchen area, offering excellent potential for entertaining, home working or guest accommodation. To the rear are sizeable private gardens, providing a peaceful outdoor setting ideal for family enjoyment.

Further benefits include gas central heating, double glazing, outside garden store and gym room, as well as electric gates and an EV charger.

Vendome represents a rare opportunity to acquire a substantial and characterful family home within one of Hamilton's most established and sought-after addresses.



2131.25 sq ft | EER = D



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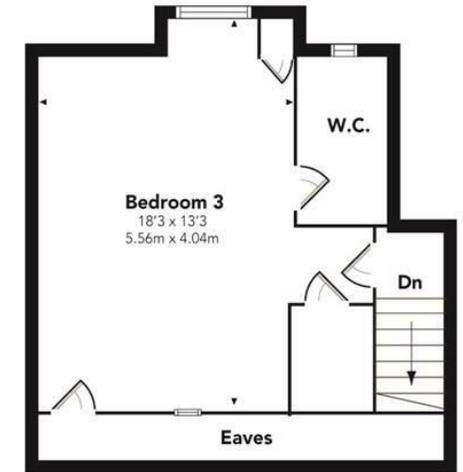




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Carlisle Road



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.