



RESIDENCE

4 Holstein Avenue, Hamilton, ML3 8SE

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## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms



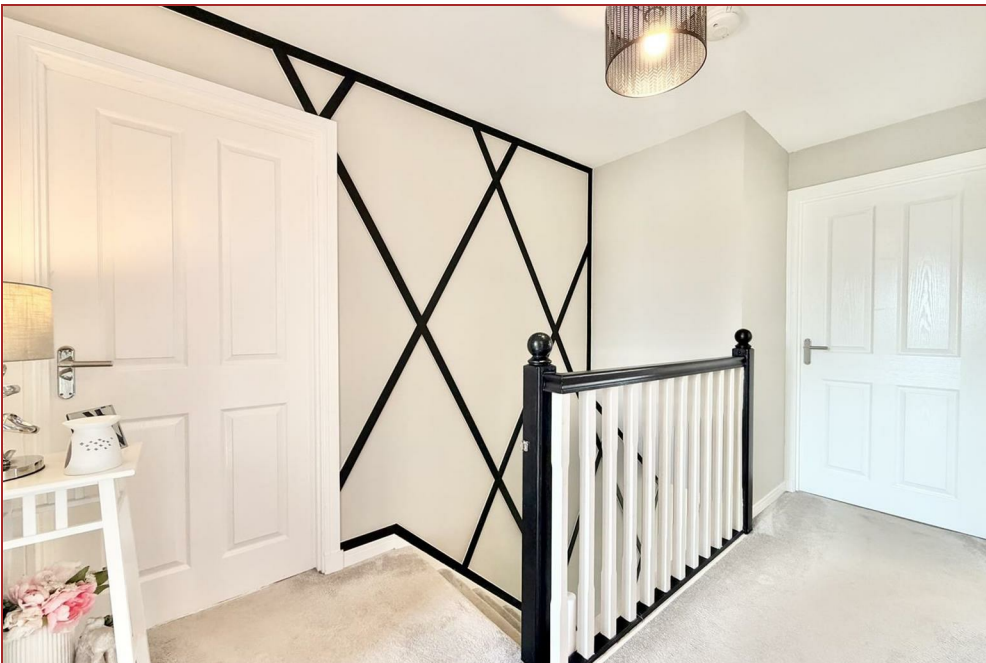
This very well presented and beautifully finished home offers a spacious, bright, and airy layout arranged over two levels. A thoughtfully converted garage adds valuable flexibility, providing an additional reception room or an ideal fifth bedroom on the ground floor.

The accommodation comprises a welcoming entrance hallway with a staircase leading to the upper level, a formal lounge featuring a stylish media wall, and a contemporary open-plan breakfasting kitchen fitted with modern integrated appliances, a breakfast bar, and an informal dining area with double-glazed French doors opening onto the rear garden. The ground floor further benefits from a utility room and a convenient WC. The garage conversion is currently utilised as a playroom/sitting room but could easily serve as a fifth bedroom.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a separate family bathroom.

Additional features include gas central heating, double glazing, and a monobloc driveway. The property also boasts well-maintained gardens with artificial lawn, decking, and a paved patio area, all enclosed by a stone boundary wall and rear fencing.

Situated within the sought-after Brackenhill development on the outskirts of Hamilton, the property enjoys easy access to a wide range of local amenities, including restaurants, bistros, pubs, and excellent shopping facilities. Recreational options are plentiful, with nearby golf courses, swimming pools, gyms, and parks. The area is well served by highly regarded schools, including the nearby Hamilton College. For commuters, there are regular bus and train services to surrounding towns such as East Kilbride, Motherwell, Glasgow, and Edinburgh, while the nearby M74 motorway provides excellent road links throughout the west of Scotland.



1356.25 sq ft | EER = B



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Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG

### Holstein Avenue



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.