



OFFERS OVER

£389,950

Whitecraigs Crescent
Hamilton, ML3 8SN

PROPERTY SUMMARY

Nicely positioned within the popular, family friendly development of Brackenhill on the periphery of Hamilton is this stunning, detached villa constructed by Stewart Milne in the attractive & thoughtfully designed 'Melton' style. Immaculately maintained by the current owners this stylish home has evidently been well-loved & cared for during their tenure. Presented to the market in truly walk-in condition, this substantial property offers an excellent opportunity for a family looking to obtain their forever home.

Behind the handsome stone facade lies a layout of well-balanced apartments comprising; welcoming reception hallway with storage, two-piece cloaks/wc, & generous front facing formal lounge with bay window & feature lighting. To the rear of the property is the showstopping recently fitted kitchen open plan to a spacious living & dining area with French doors leading onto rear patio; this incredible space which in undeniably the heart of this fabulous home lends itself to modern family living.

Accessed via the kitchen is a separate utility room with access to rear & to the integral double garage. On the upper level, accessed from a bright & airy mezzanine landing with ample space for a study area are five well-proportioned

5



3



2









LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	84
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground Floor



1st Floor



This Floorplan Is Intended To Give An Indication Of The Layout Only.

cruive
ESTATE AGENTS

OFFICE ADDRESS

9 Townhead Street
Strathaven
ML10 6AB

OFFICE DETAILS

01357 510088
judithmcgill@cruive-
estateagents.co.uk