



RESIDENCE

44 Miller Street, Hamilton, ML3 7EN

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Viewing by appointment with Residence Hamilton

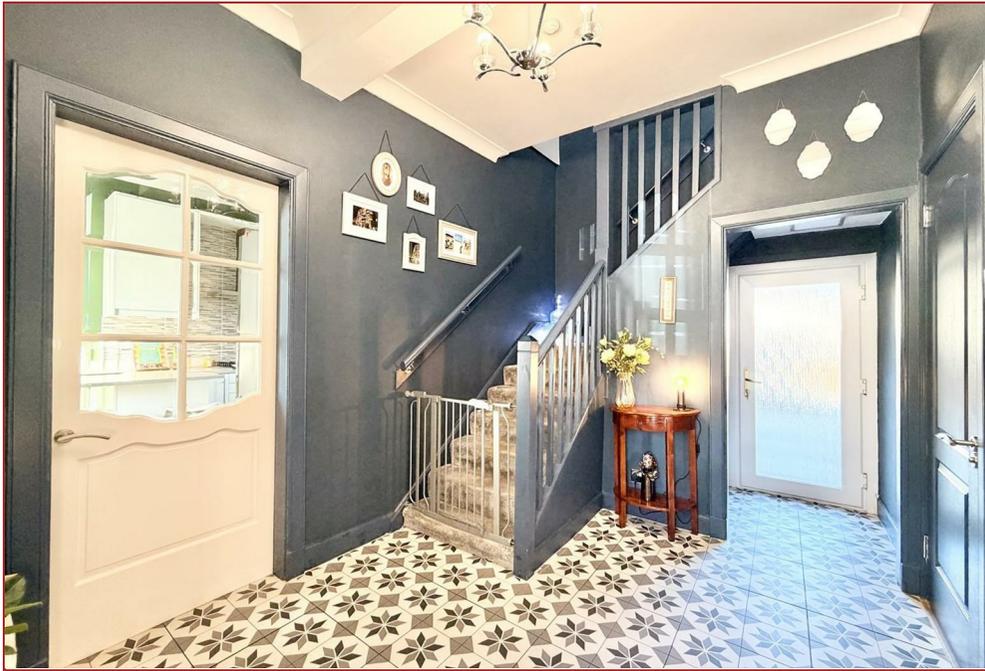
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RESIDENCE



3 Bedrooms | 1 Public Rooms | 1 Bathrooms



Situated within a highly sought-after town centre address, this traditional stone-built end terrace villa offers beautifully presented and generously proportioned accommodation arranged over two levels, ideally positioned close to a wide range of local amenities, shops, schools and transport links.

The home has been finished to a high standard throughout and is tastefully decorated, perfectly blending traditional character with modern comfort.

The ground floor accommodation is both flexible and spacious. A welcoming entrance hall provides access to a bright and generously sized lounge to the front, ideal for everyday living and entertaining with open plan dining room. The dining kitchen offers excellent space for family meals and informal gatherings. The ground floor is completed by a convenient W.C. and useful storage.

On the upper level, a central hall leads to three well-proportioned bedrooms. Bedroom one extends to an impressive depth, providing ample space for freestanding furniture. Bedrooms two and three are also of comfortable size, making the property well suited to families or professional. A stylish family bathroom serves the upper accommodation.

Further features include gas central heating and double glazing.

Externally, the property benefits from established rear gardens which provide a wonderful outdoor space for relaxing and entertaining. The garden is thoughtfully arranged with a decking area, lawn and a charming timber summerhouse, creating a private and inviting setting.

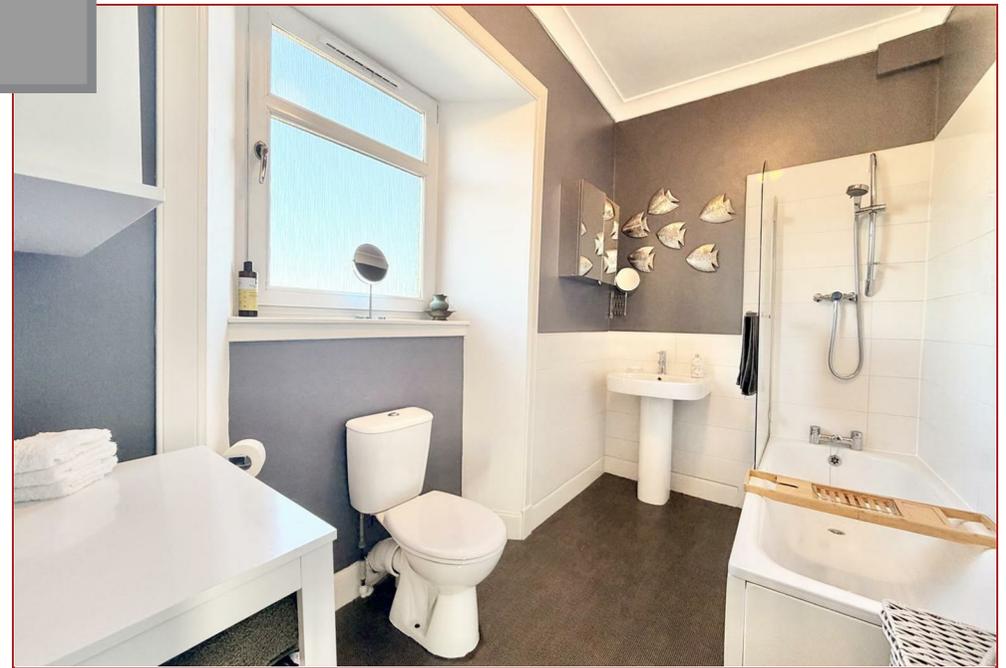
With its generous room proportions, high-quality finish and prime town centre setting, this exceptional home presents an outstanding opportunity for a wide range of buyers seeking character, style and convenience in equal measure.



1194.00 sq ft | EER = D



RESIDENCE

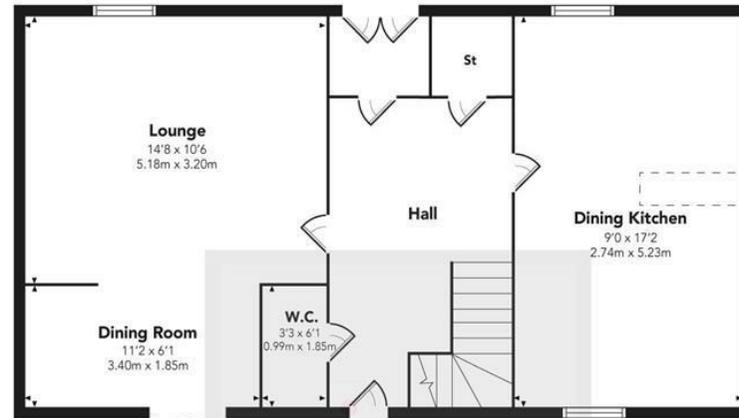




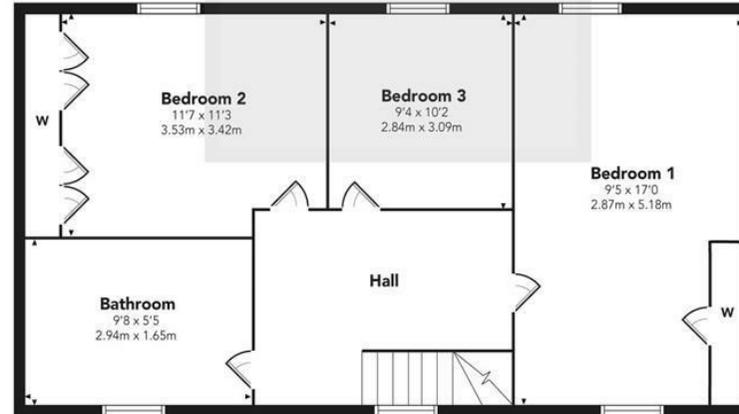


Miller Street

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.