



RESIDENCE

28 Tom McCabe Gardens, Hamilton, ML3 6LW

www.residenceestateagents.co.uk



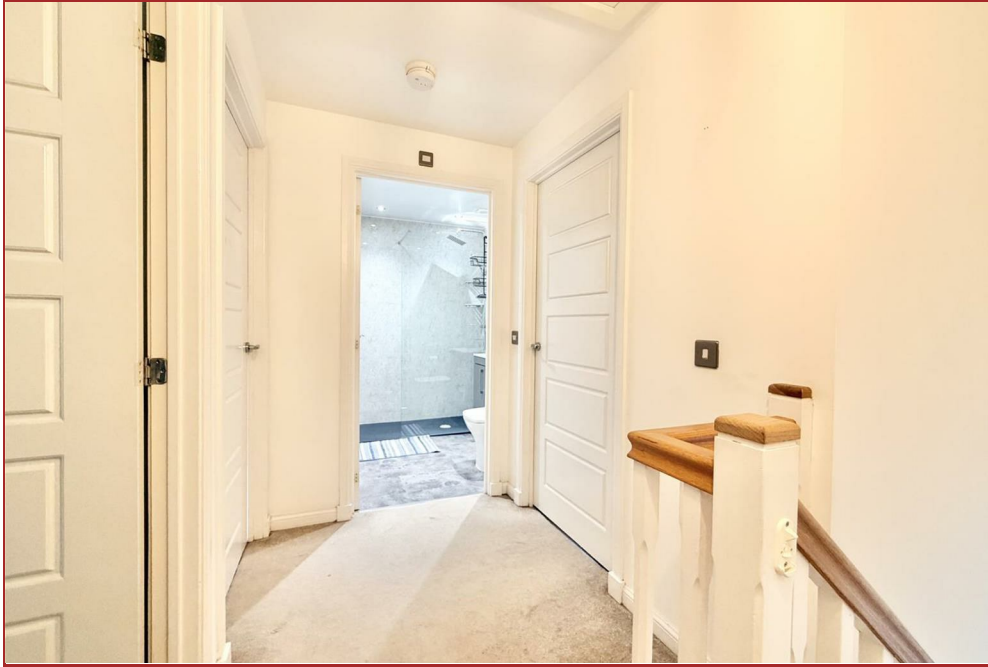
Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This well-presented, modern Barratt built 3 bedroomed end terrace villa is located within this desirable Town Centre development and offers excellent views over Hamilton Racecourse.

The property is an ideal starter home that has been finished with neutral tones throughout and features well designed and enclosed rear gardens with artificial lawn and Indian sandstone patio and pathway.

The accommodation comprises, welcoming entrance hallway with staircase leading to the upper floor level, cloaks/wc with 2-piece suite, formal lounge with double glazed bay window to front, modern fitted dining sized kitchen with aspects and outer doors to the rear. On the upper floor there are 3 bedrooms and a modern fitted family bathroom.

Features of the property include gas central, double glazing and allocated parking bays to the rear.

Early viewing of this property is highly advised.

Tom McCabe Gardens is located only short distance away from the extensive amenities within the town. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns.



914.93 sq ft | EER = C



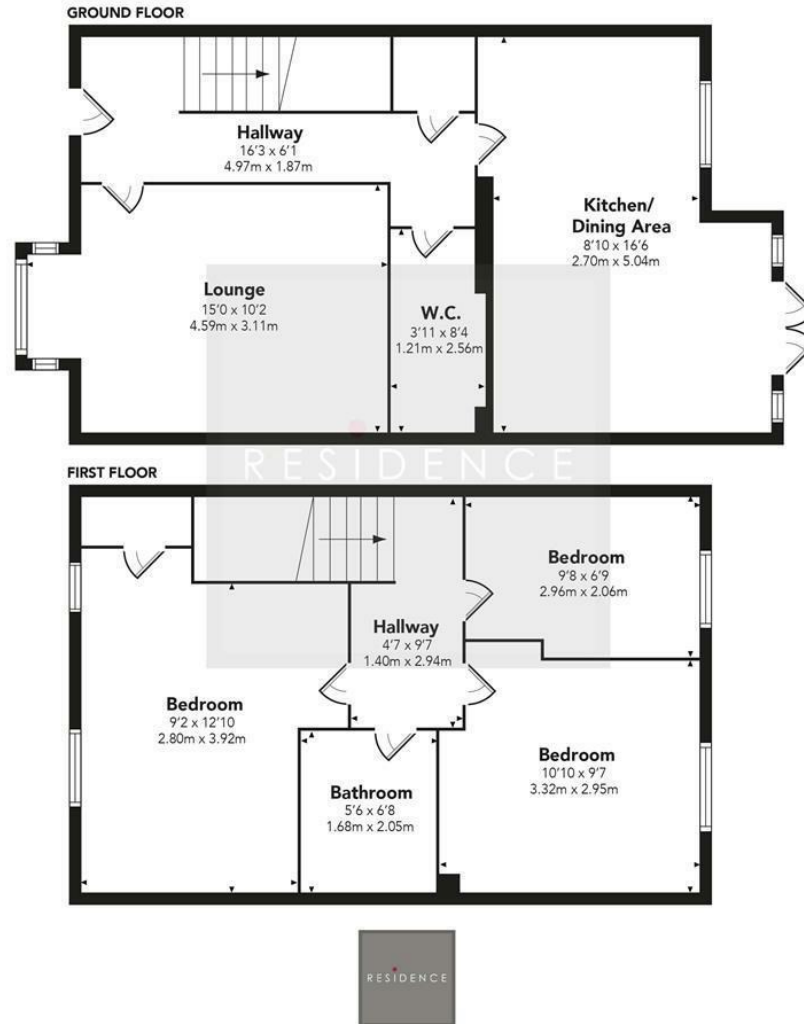
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.