



RESIDENCE

1 Lilac Hill, Hamilton, ML3 7HG

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 3 Public Rooms | 3 Bathrooms

An exceptional detached family home occupying a commanding elevated position within the highly sought-after cul-de-sac of Lilac Hill, offering substantial and versatile accommodation, expansive views across Hamilton, generous gardens, a private driveway and detached garage.

The ground floor comprises a welcoming entrance hallway leading to a spacious front-facing lounge with an attractive bay window, perfectly positioned to take advantage of the incredible elevated views. A separate sitting room, also featuring a side-facing bay window, enjoys further impressive views that take in Chatelherault and the High Parks. The accommodation continues with a versatile ground-floor bedroom/study and the generous kitchen and dining room that flow seamlessly together, creating a superb space for family living, leading into the impressive conservatory - perfect for year-round entertaining or as an additional spacious family retreat. A separate utility room, downstairs W.C. and useful storage complete the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive master suite with fitted wardrobes and a private en-suite. Bedroom two and the beautifully presented, contemporary four-piece family bathroom both enjoy the expansive, far-reaching views, while additional storage further enhances the practicality of the upper level.

Externally, the property occupies a stunning, mature and generously proportioned elevated plot, which is undoubtedly one of the home's standout features. Its commanding position affords impressive, far-reaching views across Hamilton and beyond. A private monoblock driveway provides ample off-street parking and leads to a detached garage, while the beautifully established surrounding grounds offer excellent outdoor space for relaxing and entertaining.

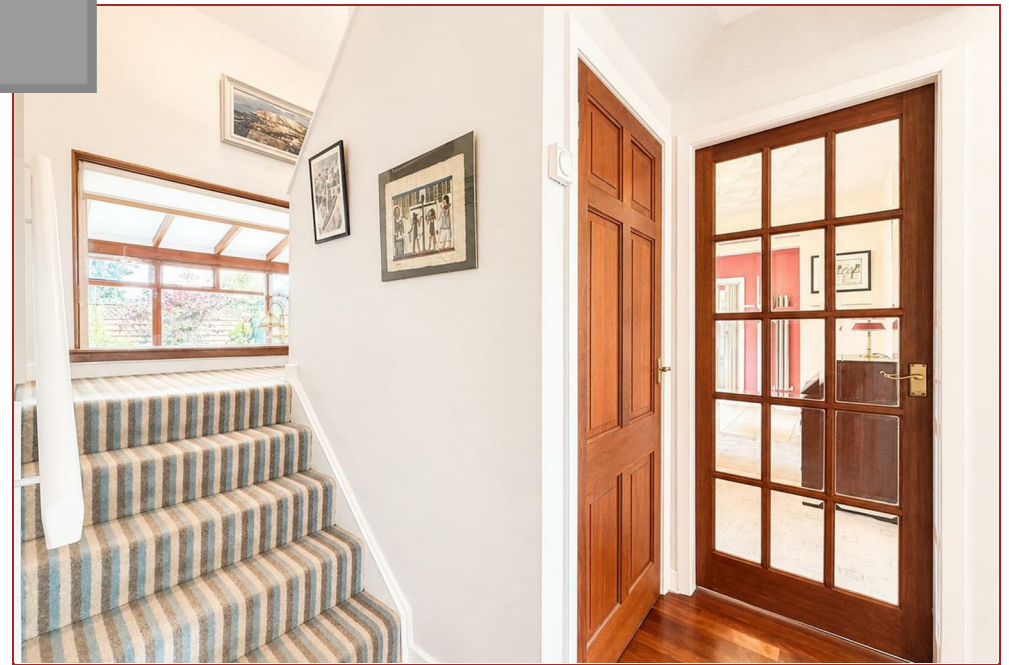
Lilac Hill is a small and exclusive cul-de-sac situated within the highly regarded Silvertonhill district of Hamilton.



1937.50 sq ft | EER = D



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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.