



RESIDENCE

11 Old Avon Road, Hamilton, ML3 7BT

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 2 Bathrooms

Enjoying a desirable position within the highly regarded Barncluith area of Hamilton, this four-bedroom detached bungalow occupies generous corner-appointed gardens and is within a very short walking distance of Chatelherault Country Park.

The property offers spacious and versatile accommodation all on one level and comprises an entrance porch leading into a large reception hallway, a generous formal lounge, fitted kitchen, separate dining room and utility room. A conservatory is located to the rear and provides direct access to the gardens.

There are four bedrooms, all benefiting from fitted wardrobe/storage space, with the principal bedroom having an en-suite shower room. A family bathroom completes the accommodation.

Further features include gas central heating and double glazing.

Externally, the property occupies a large corner plot with established gardens surrounding the home. A monoblock driveway provides ample off-street parking and leads to a large double garage.

Old Avon Road is situated within the sought-after Barncluith area of Hamilton and is particularly well placed for Chatelherault Country Park. The area is convenient for a wide range of local amenities including supermarkets, retail parks, shops, restaurants and leisure facilities. A selection of primary and secondary schools are within the surrounding area, together with Hamilton College.

For commuters, the property is approximately one mile from the main motorway network, providing convenient access to Glasgow and throughout the Central Belt. Hamilton Central, Chatelherault and Merryton railway stations are also within easy reach.



1657.64 sq ft | EER = C



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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.