



RESIDENCE

36 Ashley Grove, Bellshill, ML4 3PL

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Viewing by appointment with Residence Hamilton

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## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms



A modern Bryant-built four-bedroom detached villa offering well-proportioned family accommodation, contemporary interiors and practical features throughout. Set within a popular residential development in Bellshill, the property combines stylish living space with low-maintenance outdoor areas, making it ideal for modern family life.

The accommodation opens with a welcoming reception hallway leading to a convenient cloaks/WC and a bright bay-windowed lounge providing an excellent main living space. To the rear, the home features an open-plan contemporary designed and fitted breakfasting kitchen, thoughtfully laid out with modern units, ample worktop space and room for casual dining, creating a natural hub for everyday living and entertaining with a utility room that adds valuable additional storage and workspace with direct access for day-to-day practicality.

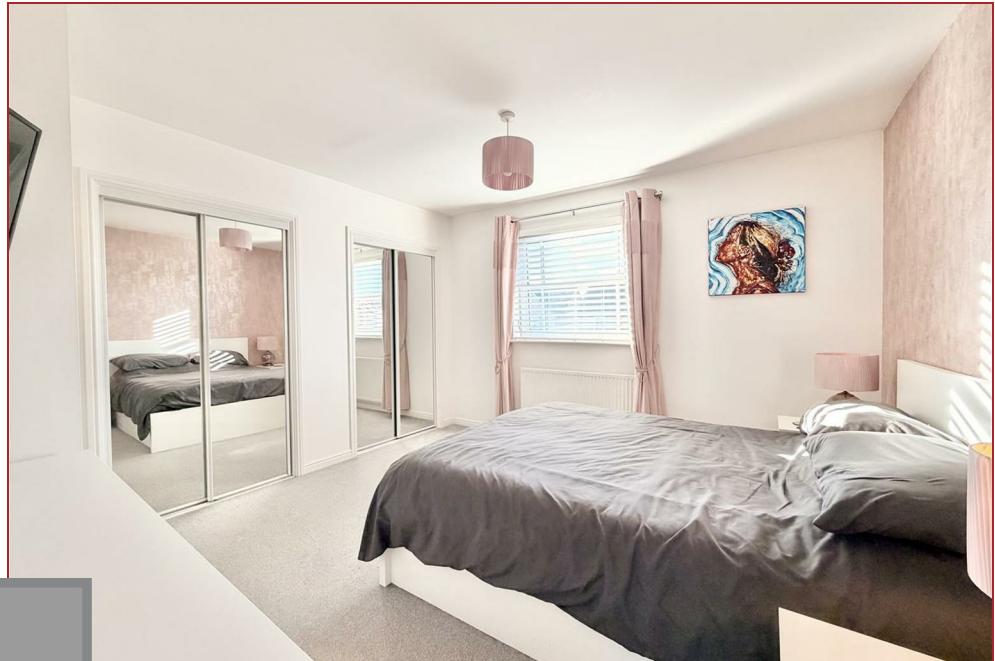
Upstairs, there are four bedrooms, offering flexibility for family living, guest accommodation or home working. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a fitted family bathroom finished in a modern style.

Further features include gas central heating and double glazing. Externally, the property has a driveway leading to a garage and low-maintenance gardens, providing attractive outdoor space without heavy upkeep. Overall, this is a stylish, move-in-ready family home in a convenient and sought-after location.

Ashley Grove was built by Bryant Homes circa 2005 and is conveniently placed for commuting with access to the M74 motorway, M8 motorways whilst there is regular bus and train links to the surrounding towns and cities. Bellshill town centre is a short drive away, whilst the nearby village of Uddington is highly regarded for its excellent main street where you can find the majority of everyday shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby Hamilton town centre.



1248.60 sq ft | EER = C



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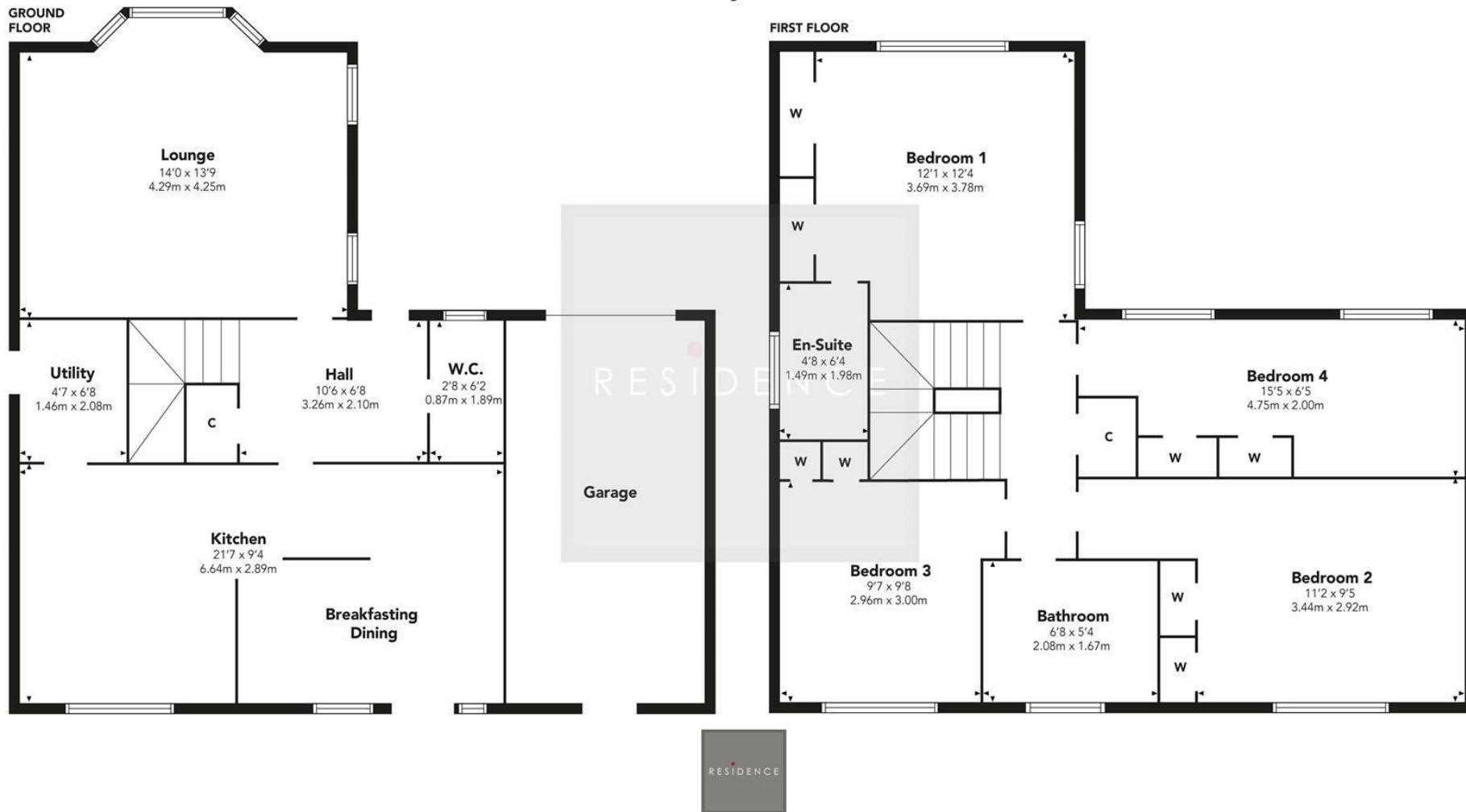








## Ashley Grove



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.