



RESIDENCE

27 Byretown Grove, Kirkfieldbank, ML11 9NY

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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4 Bedrooms | 2 Public Rooms | 2 Bathrooms



Enjoying an excellent position within a quiet residential cul-de-sac of this highly sought-after development, this modernised and upgraded family detached bungalow offers a deceptively spacious layout of well-designed apartments formed over the one level and finished to a very high standard throughout.

The accommodation comprises welcoming reception hallway, cloaks/wc, bay windowed lounge with feature focal point media wall and access to the formal dining room, modern fitted dining sized kitchen with French doors to the rear and a separate utility room. The property has four bedrooms with master en-suite shower room whilst there is a lovely, contemporary fitted family bathroom with stylish tiling.

Features of the home include oil fired central heating, double glazing, enclosed gardens, driveway and garage.

The floor plan shall provide you with a detailed layout of this versatile and well-designed home; however, we recommend viewing to appreciate the setting and standard of finishing's on offer.

The village of Kirkfieldbank is one of the four villages located within the Clyde Valley and located near to the town of Lanark, offering buyers a true village atmosphere and a country lifestyle. The Clyde Valley is renowned for its variety of garden centres and scenic walks. Winding its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark. The Valley has several villages with basic shopping amenities, schools, parks, sports facilities and several pubs and restaurants. The surrounding towns of Lanark and Hamilton offer a wider range of shopping facilities including retail parks, and regular public transport by bus or train to Glasgow, Edinburgh and the surrounding towns.



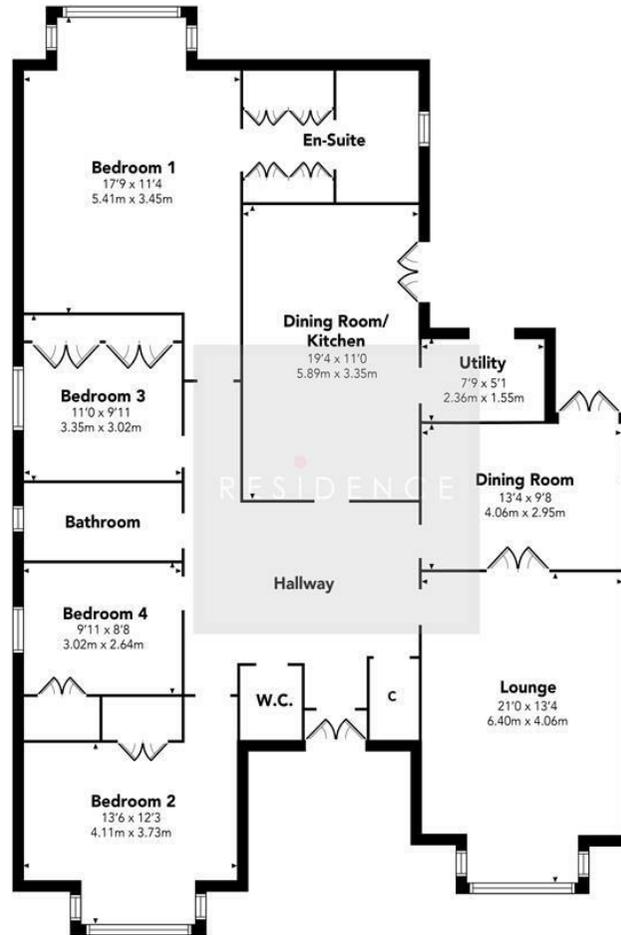
1657.00 sq ft | EER = C



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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.