



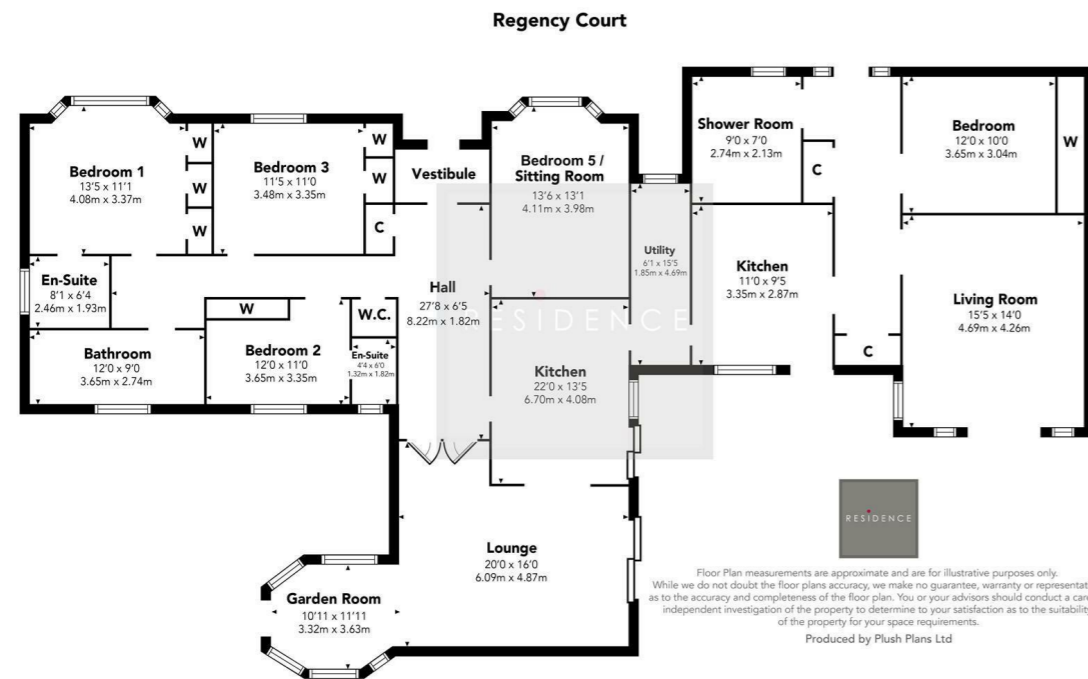
ESTATE AGENTS

6 Regency Court, Hamilton, ML3 7EA



ESTATE AGENTS

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Property Reference

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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings 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.



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Number 6 is a striking architect designed bungalow that offers substantial living space formed around a stunning open hallway. The home has been maintained to an impeccable standard with hardwood joinery finishing's throughout and the addition in recent times of a garage conversion to accommodate a full separate living annex to include living and dining area, kitchen with appliances, sizeable bedroom and shower room. The property has been tastefully decorated in neutral tones throughout whilst the addition of ceramic tiling and quality fitted carpeting enhance the overall appearance.

The accommodation extends to entrance vestibule leading to large open hallway with cloakroom, family sitting room with aspects overlooking the manicured front gardens, beautiful principal lounge with patio doors leading to the rear gardens, hexagonal study room, fully integrated dining kitchen, utility room, three double bedrooms with two en suite shower rooms and a well proportioned family bathroom.

The surrounding gardens are generous in proportion and offer impressive lawns to the front with a large monoblock driveway. The fully enclosed rear gardens offer unrivalled privacy and seclusion and have sweeping lawns bordered by mature screening conifers and a sizeable elevated sun terrace. All this bordered to the rear by pretty woodland.

The enclosed floor plan provides a detailed layout of this modern bungalow. In order to appreciate the tranquil setting and high standard of internal finish, we recommend early inspection.

Regency Court is located within the highly regarded Barncluith district of Hamilton which is particularly convenient to the town centre and it's amenities. There are several highly regarded schools as well as the nearby Hamilton College.





