



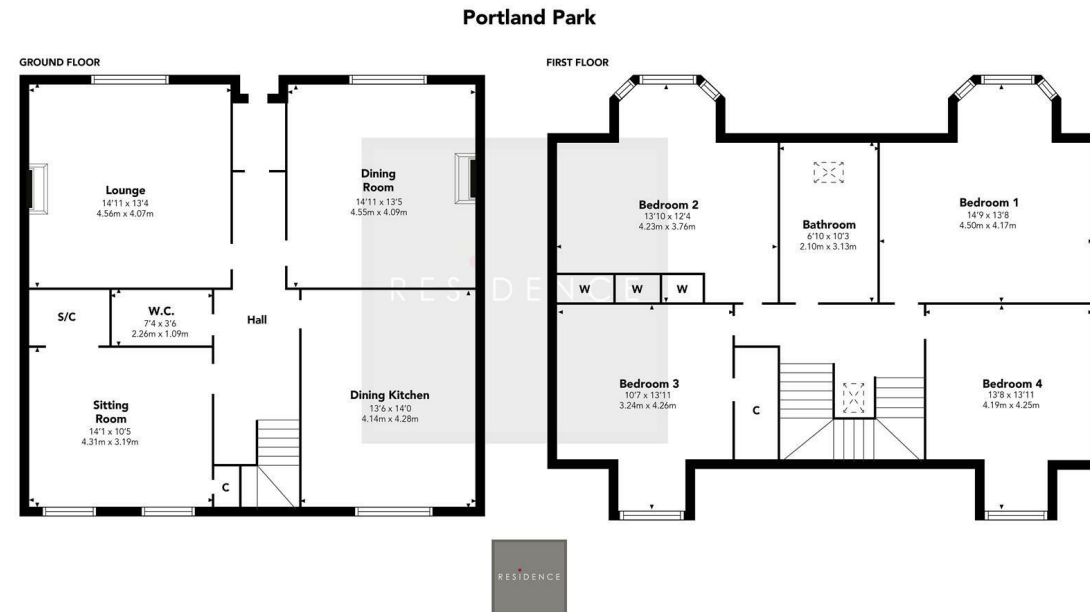
ESTATE AGENTS

13 Portland Park, Hamilton, ML3 7JY



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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

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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The home occupies an excellent position within large, established gardens with a sizeable driveway and detached garage.

Internally the property has been finished to a very high standard throughout and offers great flexibility with bright and airy apartments, sure to appeal to a family looking for a 'home for life'.

The accommodation comprises entrance vestibule that in turn leads to a welcoming reception hallway with staircase leading to the upper floor, cloaks/wc, gorgeous lounge with focal point fire place and aspects to front, formal dining room with original parquet flooring, a separate sitting/family room with aspects overlooking the rear gardens which could also be utilised as a fifth bedroom if required, and a well-designed modern fitted dining sized kitchen with aspects to the rear and outer door to the side. On the upper floor there are four good sized double bedrooms and an attractive family bathroom with tiling and four-piece suite.

The enclosed floor plan shall provide a detailed layout of this sizeable home; however, we recommend inspection to appreciate the scale of accommodation available.

Features of the property include gas central heating and double glazing as well as great sized and well-stocked gardens which have an array of specimen plants, lawns and a driveway leading to the double garage.

