



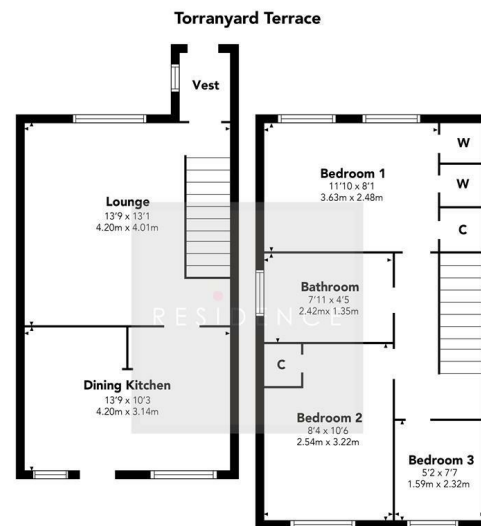
ESTATE AGENTS

4 Torranyard Terrace, Hamilton, ML3 8XG



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[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



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 property occupies a good position within gardens that are enclosed to the rear by way of high timber fencing. Internally the home has been finished in fresh neutral tones and comprises of; entrance vestibule, which in turn provides access to a lounge with double glazed aspects to front and staircase leading to the upper floor level. There is access provided to a great size open plan modern fitted dining size kitchen that has a range of base and wall mounted storage units with worktop surfaces and appliances. There are aspects and outer door leading to the rear gardens. On the upper floor there are 3 bedrooms and a modern fitted family bathroom with 3-piece suite. Features of the property include gas central heating, double glazing, floored loft space and driveway. Further features include gardens which are enclosed by timber fencing at the rear.

Early internal viewing is highly advised to appreciate this ideal starter home.

Torranyard Terrace is located within the ever popular High Earnock district of Hamilton. Hamilton is home to excellent shopping facilities and sports amenities including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools at both primary and secondary level catering for all denominations. The town centre has a variety of restaurants and bars and many familiar high street names can be found at the nearby Regent shopping centre. The town also has excellent main line train and bus links providing direct access to Glasgow city centre and beyond while the nearby M74 motorway provides excellent access to the central belt.

