



ESTATE AGENTS

31 Selkirk Street, Hamilton, ML3 6RQ



ESTATE AGENTS

www.residenceestateagents.co.uk



Property Reference RH2152



Residence contact Chris Burt & Kelli Murphy | Viewing by appointment with **Residence Hamilton**

Offices at:

34 Cadzow Street, Hamilton ML3 6DG

61-63 Main Street, Uddingston G71 7EP

3 Bridge Street, Strathaven ML10 6AN

18 Academy Street, Coatbridge ML5 3AU

T.01698 444333

T.01698 444222

T.01357 572222

T.01236 338333

www.residenceestateagents.co.uk

E.hamilton@residenceestateagents.co.uk

E.uddingston@residenceestateagents.co.uk

E.strathaven@residenceestateagents.co.uk

E.airdrie@residenceestateagents.co.uk

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.

31 Selkirk Street, Hamilton, ML3 6RQ

This beautifully presented and highly sought-after Traditional stone fronted, 3 bed roomed semi-detached villa is located within a desirable Town Centre location convenient for all local amenities.



This beautifully presented and highly sought-after traditional stone fronted, 3 bed roomed semi-detached villa is located within a desirable Town Centre location convenient for all local amenities.

The property has been finished to a high standard throughout whilst offering a deceptively spacious layout of well-proportioned apartments formed over 2 main levels.

The accommodation comprises; entrance vestibule that in turn leads to a welcoming reception hallway with staircase leading to the upper floor level and large walk in storage/cloaks cupboard, lovely bay windowed lounge with focal point fireplace, detailed cornice work and recessed store. There is a modern fitted dining kitchen that has a range of base and wall mounted storage units with worktop surfaces and integrated appliances, access to a rear vestibule with outer door to rear and to the well-equipped and contemporary fitted downstairs family bathroom with 4-piece suite and recessed lighting. An attractive period staircase leads to the upper floor level with a shower room access off the stairwell and the upper landing offers access to the 3 double size bedrooms, 2 of which have dormer windows and fitted wardrobes.

Features of this lovely family home includes gas central heating, double glazing, well maintained established gardens with lawns, decking, patios, monoblock driveway and garage.

Early viewing is highly advised to appreciate to size, layout and setting on offer.

Selkirk Street is a sought-after locale within the Town. Hamilton Town Centre offers excellent shopping facilities and retail parks with many well-known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. Hamilton has a wide variety of pubs, restaurants, bistros and for those commuting by public transport there are regular bus and train services to the surrounding towns and cities including Glasgow and Edinburgh.

