



RESIDENCE

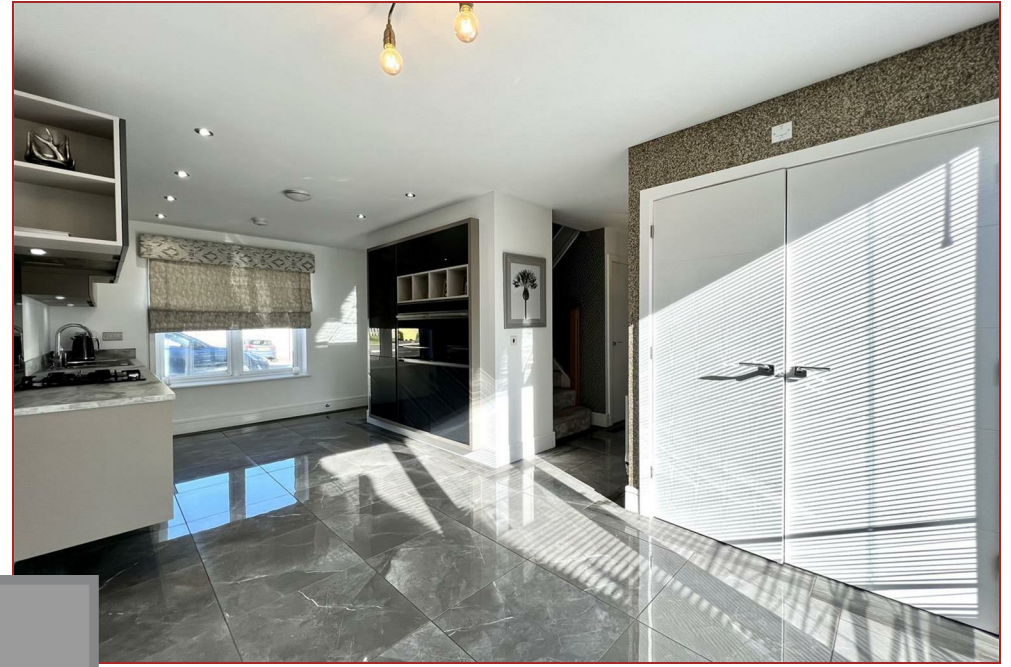
6 Ardlui Gardens, Hamilton, ML3 8QJ

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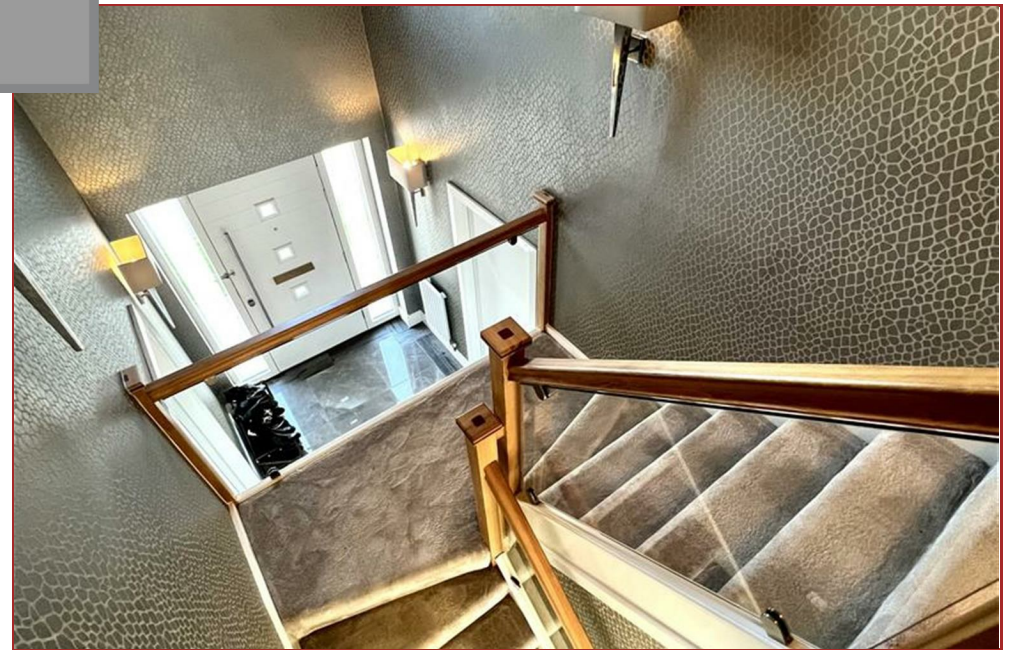
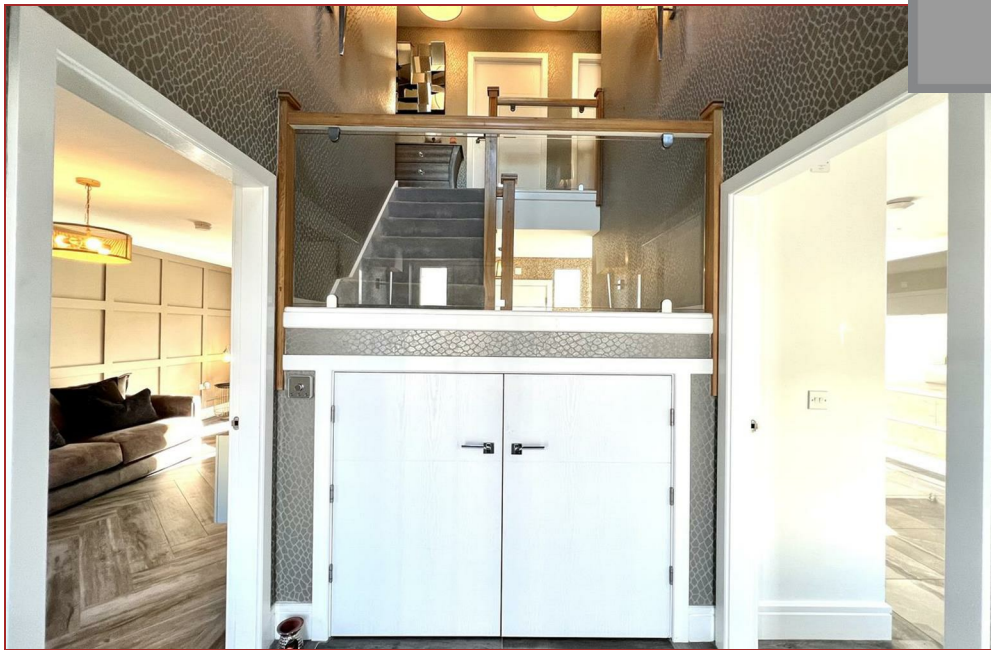


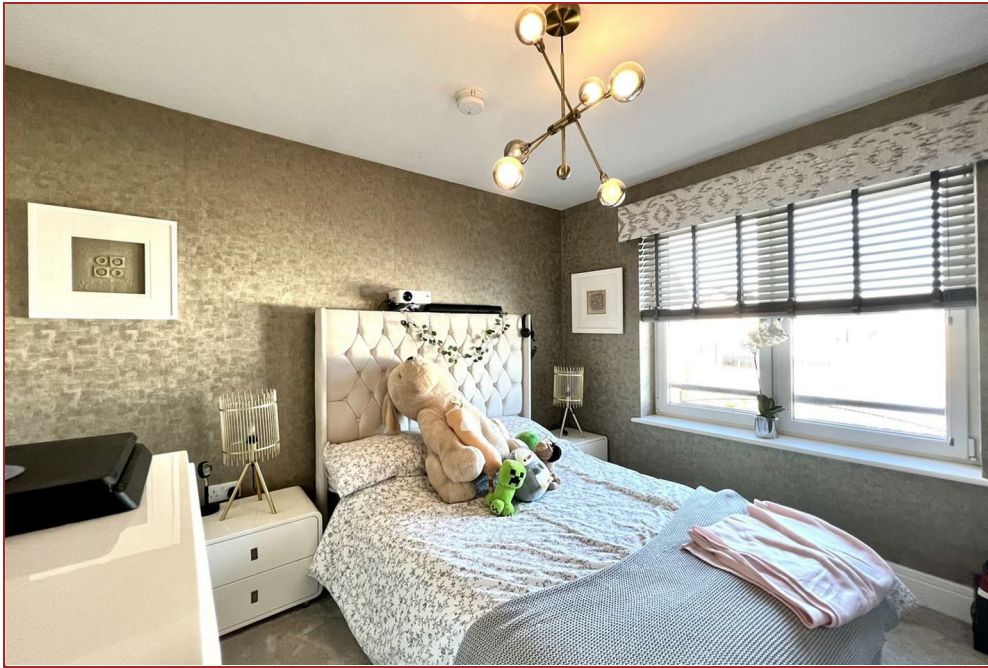
Viewing by appointment with Residence Hamilton

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4 Bedrooms | 1 Public Rooms | 2 Bathrooms

Located within the desirable Highstonehall development, this stunning, high-end finished four bedroomed detached villa built by Avant Homes is in show home condition.

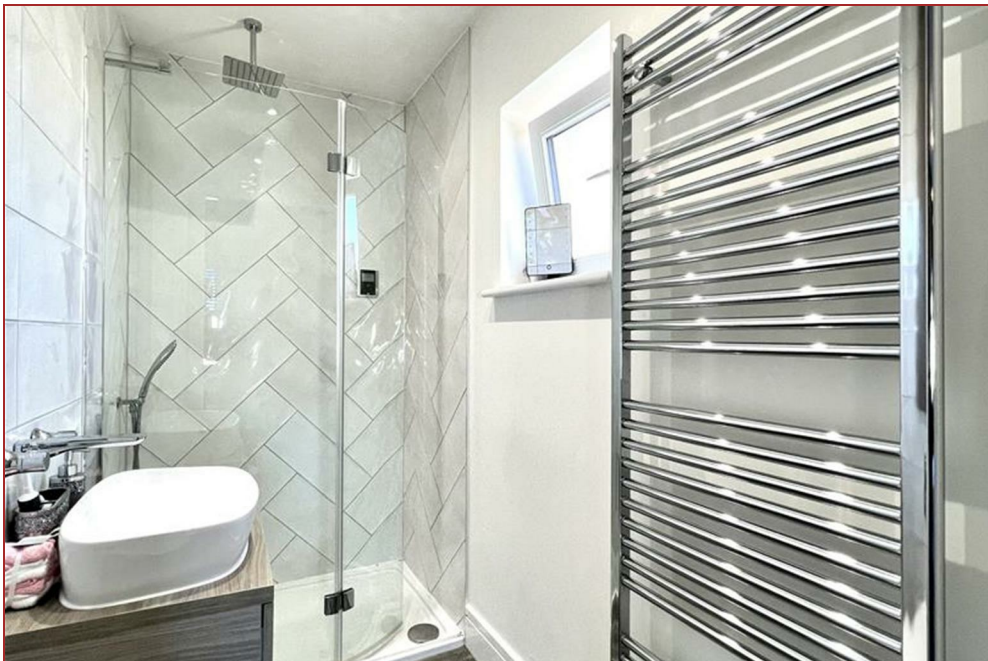
Built in the 'Danbury' house style, this handsome looking property offers an array of bright and spacious apartments including a wow factor double height hallway with minstrel style half landing. No expense has been spared by the current owners with the style of décor, quality floor coverings and contemporary lighting.

The home is entered via an attractive outer door into the stunning hallway. There is a spacious formal lounge with double glazed aspects to front and double-glazed French doors to the rear. The central hallway has a storage cupboard, a staircase leading to the upper floor and access to a cloaks/wc with two-piece suite and stylish tiling. The open plan and decorative integrated kitchen has ample space for dining or living furniture, whilst double glazed Bi-fold doors open out to the rear gardens. On the upper floor there are four bedrooms with master en-suite shower room and a contemporary fitted family bathroom.

The floor plan shall provide you with a detailed layout of this lovely home; however, internal viewing is highly advised to appreciate the size and style on offer.

Externally the property has a driveway to the front and enclosed gardens to the rear with large sun deck decked patio and a converted garage.

The Highstonehall development is located on the outskirts of Hamilton which is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College whilst for those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway also provides excellent road links.



1280.00 sq ft | EER = B



RESIDENCE



Ardlui Gardens



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.