

RESIDENCE

ESTATE AGENTS

14 Edward Street
Hamilton
ML3 6PW



Viewing by appointment with
Residence Hamilton - 01698 444333

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The property is located within a sought-after Town Centre locale and offers well-maintained gardens that are enclosed and private to the rear.

The accommodation comprises welcoming reception hallway, gorgeous bay windowed lounge with recessed focal-point log burning stove with rustic and quirky surround, central sitting room with staircase and feature glass balustrade leading to the upper floor level whilst the open plan arrangement leads to the informal dining room and contemporary fitted integrated kitchen, utility/rear porch with outer door and a modern and stylish downstairs tiled bathroom with three-piece suite. On the upper floor there are two double bedrooms of which the master bedroom has bespoke fitted storage.

Features of the home include gas fired central heating, double glazing and well-maintained gardens with the rear garden offering a raised slabbed patio with timber shed, central lawn, sun deck and bordering plants, shrubs and trees.

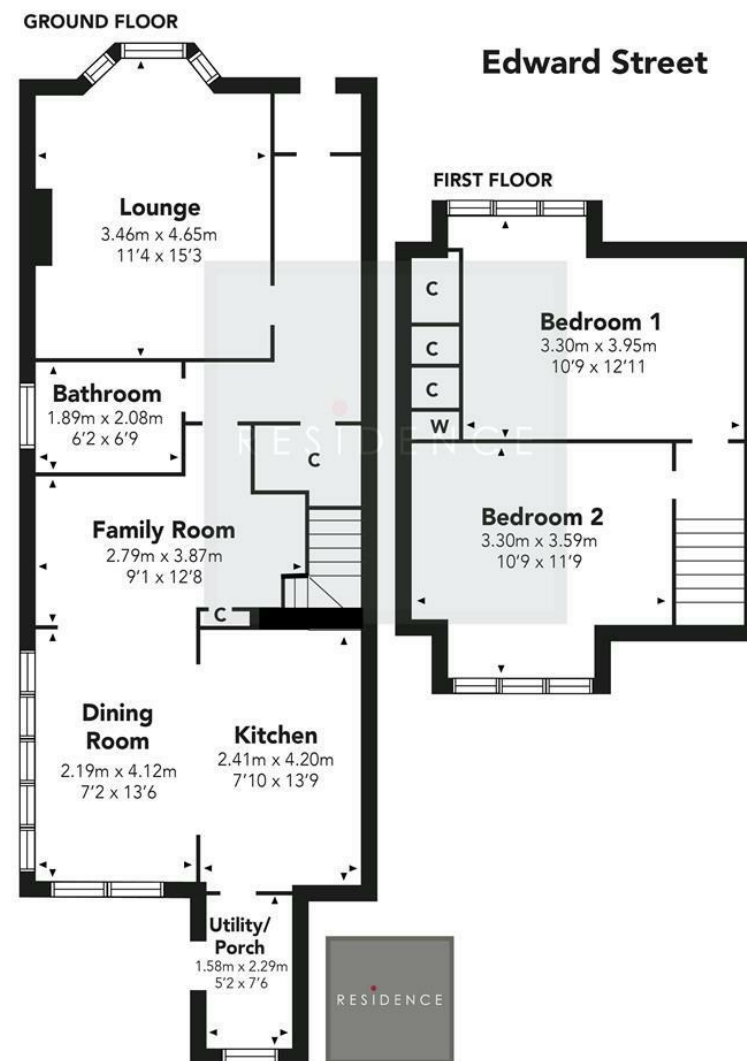
Early viewing of this lovely home is highly advised in order to fully appreciate the standard of finish and accommodation on offer.

Edward Street is a popular locale within the Town of Hamilton which offers a wide variety of restaurants, bistros and pubs 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 throughout the west of Scotland.









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.

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