



ESTATE AGENTS

Plot 117 The Dukes, Hamilton, ML3 7TZ



ESTATE AGENTS

www.residenceestateagents.co.uk



Ground Floor

Live	3.81m [*] x 4.74m [*]	12'6" x 15'7"
Relax	3.60m x 6.75m ^{††}	11'10" x 22'2"
Study	2.86m x 2.16m	9'5" x 7'1"
WC	1.60m x 1.68m	5'3" x 5'6"
Utility	1.17m x 1.89m	3'10" x 6'2"

* Maximum dimensions
** Minimum dimensions
† Including shower
†† Including bay



First Floor

Bedroom 1	2.85m ^{**} x 5.94m [*]	9'4" x 19'6"
Shower	1.41m x 2.50m [†]	4'8" x 8'2"
Bedroom 2	3.81m x 2.93m	12'6" x 9'7"
Bedroom 3	2.75m [*] x 3.66m [*]	9'0" x 12'0"
Bedroom 4	2.99m x 1.93m	9'10" x 6'4"
Bathroom	1.70m x 2.20m	5'7" x 7'3"

Property Reference

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

Offices at:

34 Cadzow Street, Hamilton ML3 6DG
61-63 Main Street, Uddington G71 7EP
3 Bridge Street, Strathaven ML10 6AN

T.01698 444333
T.01698 444222
T.01357 572222

E.hamilton@residenceestateagents.co.uk
E.uddington@residenceestateagents.co.uk
E.strathaven@residenceestateagents.co.uk

www.residenceestateagents.co.uk

We believe these details to be accurate however it is not guaranteed and 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.



Plot 117 The Dukes, Hamilton, ML3 7TZ

** PHOTOS FOR ILLUSTRATION PURPOSES **

Inspired by you, The Pendlebury (plot 117) is a 4 bedroom detached home ideal for family living.

** FLOORING PACKAGE INCLUDED, LBTT PAID & PART EXCHANGE AVAILABLE**



** FLOORING PACKAGE INCLUDED, LBTT PAID & PART EXCHANGE AVAILABLE**

The Pendlebury (plot 117) is a fantastic four bedroom home. As you step into the ground floor of this superior double fronted home you'll enter a spacious entrance hall with a study, utility room and WC leading from it. The separate lounge benefits from a walk in bay to the front aspect and a window to the rear aspect, allowing the light to naturally flow.

To the rear of the home, there is a great kitchen/dining room. The kitchen is fully fitted and is available in a range of colours and styles. It comes complete with integrated appliances including an oven, hob, extractor fan, fridge freezer, dishwasher, and microwave! All as STANDARD. Beautiful floor to ceiling bi-fold doors leads from the dining area to the rear garden.

Upstairs there are four good sized bedrooms and a family bathroom. The master bedroom has a stunning en suite, and also benefits from a bay window and a fitted sliding door wardrobe system, which comes in a range of finishes. The family bathroom has a contemporary "floating" bathroom suite and is finished with exquisite Porcelanosa tiles, which you can choose from a wide range of shades, patterns, and textures.

** PHOTOS FOR ILLUSTRATION PURPOSES **

