



RESIDENCE

45 Limekilnburn Road, Quarter, ML3 7XA

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Viewing by appointment with Residence Hamilton

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2 Bedroom | 1 Public Room | 1 Bathroom

Located in the charming village of Quarter, this seldom-available, well-proportioned two-bedroom detached bungalow occupies a generous, low-maintenance plot and benefits from a large private driveway along with a detached garage.

On arrival, a lengthy driveway leads to a spacious detached garage. The garden grounds are thoughtfully designed for ease of maintenance, featuring slabbed patio areas, chipped stone sections, established greenery, and enclosed timber fencing. The garden further benefits from a desirable south-facing aspect.

The property can be accessed from both the front and side entrances. Internally, the accommodation comprises a welcoming vestibule with storage cupboard, a spacious reception hallway, and a bright front-facing lounge with a large window, flowing seamlessly into the fully fitted kitchen with dining area. There are two double bedrooms, with the principal bedroom benefiting from a large built-in wardrobe, and a three-piece shower room completes the property.

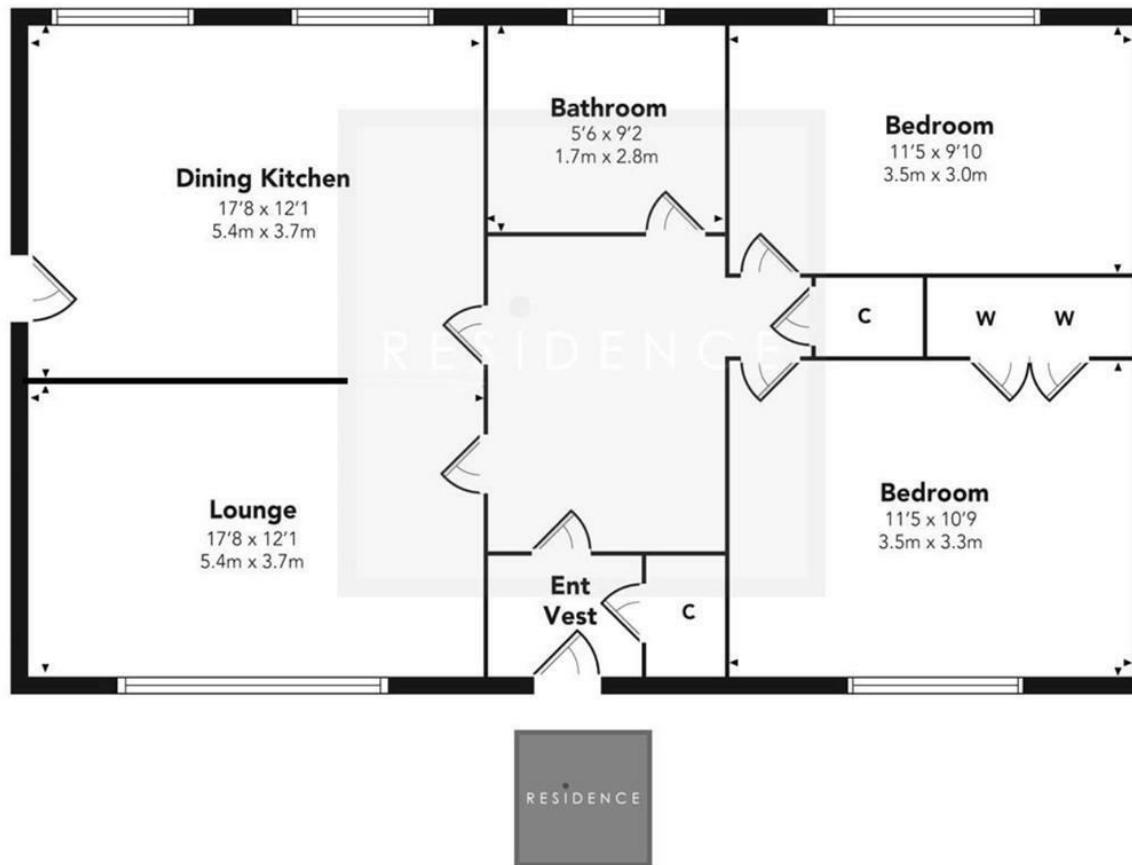
Quarter is a quiet semi-rural village on the outskirts of Hamilton, offering a primary school, local pub, bowling green and fishery. Hamilton and Strathaven are both easily reached and provide a wide range of shopping, leisure facilities and highly regarded schools, including Hamilton College. Excellent transport links are available by bus, train and road, with the nearby M74 offering convenient access to surrounding towns and cities including Glasgow and Edinburgh.



861.00 sq ft | EER = C



Limekilnburn Road



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.