



RESIDENCE

11 Townhill Road, Hamilton, ML3 9UX

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG



3 Bedrooms | 3 Public Rooms | 1 Bathrooms



Located in the highly sought-after Earnock district of Hamilton, and within close proximity to Townhill Primary School, this spacious three-bedroom semi-detached villa presents an excellent opportunity for renovation and modernisation.

The property requires some upgrading, which is reflected in the attractive asking price and home report valuation. Please note that none of the services have been tested, and the property is being sold strictly as seen, with no warranties or guarantees.

The accommodation comprises an entrance vestibule, reception hallway, bay-fronted lounge, formal dining room, kitchen, and a conservatory. Upstairs, there are three bedrooms and a shower room.

Features include generous rear gardens, a driveway, and a single garage with concrete panels and a timber roof.

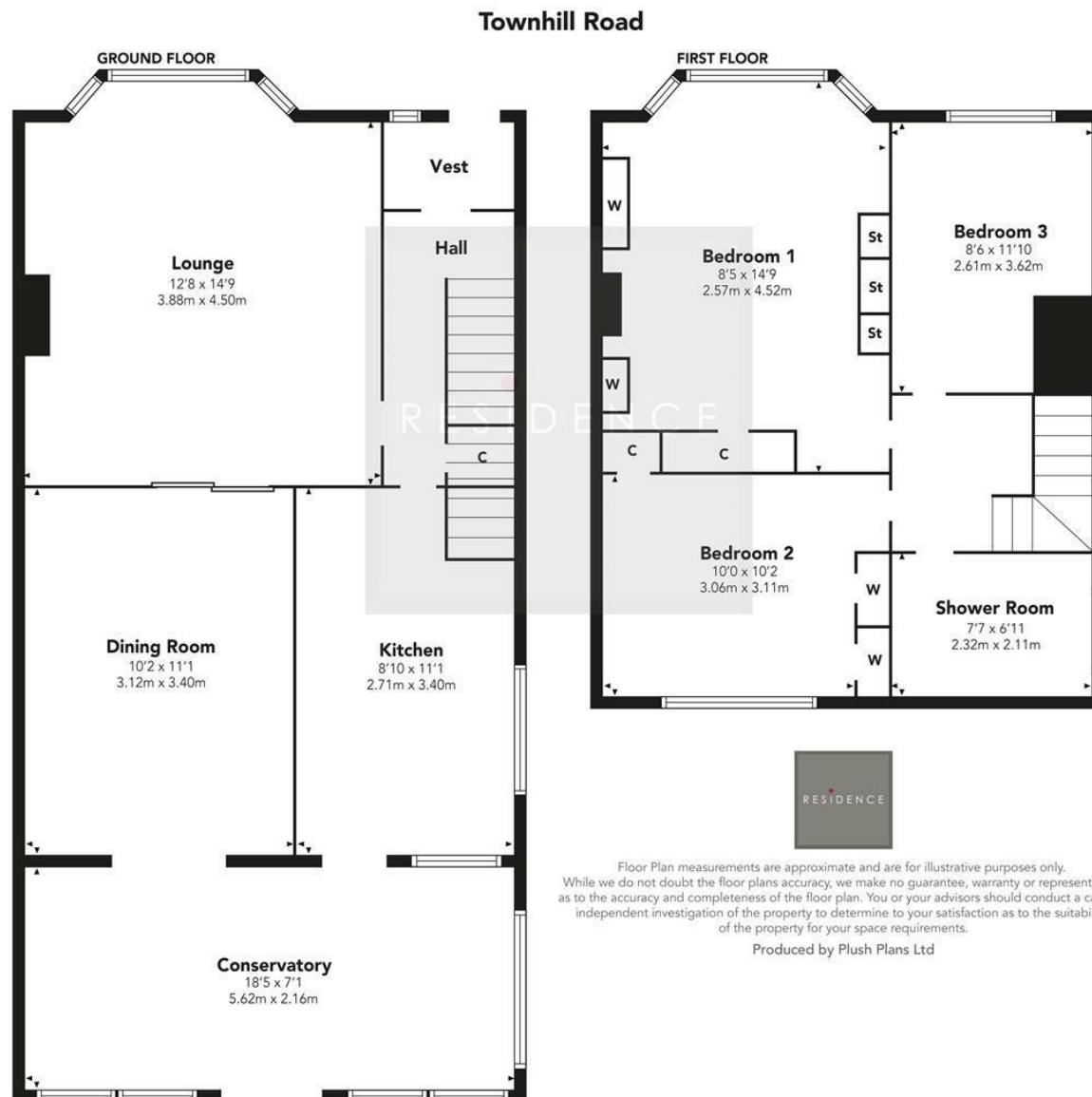
Hamilton offers a vibrant lifestyle with a diverse selection of restaurants, bistros, and pubs, as well as excellent shopping facilities and recreational amenities such as golf courses, swimming pools, gyms, and parks. The area is also home to highly regarded schools, including Hamilton College. For commuters, there are frequent bus and train services connecting to nearby towns such as East Kilbride, Motherwell, Glasgow, and Edinburgh. Additionally, the nearby M74 motorway provides excellent road links across the west of Scotland.



1140.00 sq ft | EER = D







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.