



ESTATE AGENTS

Plot 83 The Dukes, Hamilton, ML3 7TZ



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www.residenceestateagents.co.uk



Ground Floor

| | | |
|--------|---------------|---------------|
| Live | 3.11m x 7.15m | 10'2" x 23'5" |
| Relax | 3.15m x 4.35m | 10'4" x 14'2" |
| WC | 1.63m x 1.80m | 5'4" x 5'11" |
| Garage | 3.00m x 5.90m | 10'0" x 19'4" |

* Maximum dimensions
† Including shower

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.15m x 4.43m | 10'4" x 14'6" |
| Shower | 2.30m x 1.41m | 7'7" x 4'6" |
| Bedroom 2 | 3.11m x 3.89m | 10'2" x 12'8" |
| Bedroom 3 | 3.15m x 2.90m | 10'4" x 9'6" |
| Bedroom 4 | 3.11m x 2.00m | 10'2" x 6'7" |
| Bathroom | 1.70m x 2.30m | 5'7" x 7'5" |

Property Reference

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

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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.



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** PHOTOS FOR
ILLUSTRATION PURPOSES **

Inspired by you, The
Ashbury (plot 83) is a 4
bedroom detached home
ideal for family living.

LBTT PAID.



Inspired by you, The Ashbury (plot 83) is a four bedroom home which has a flexible layout perfect for modern family life. The ground floor comprises of an open plan kitchen/dining/living room with stunning bi-fold doors leading to the rear garden. 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.

Upstairs there are four good sized bedrooms and a family bathroom. The master bedroom has an ensuite 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 tiles with a choice of shades, patterns and textures.

** PHOTOS FOR ILLUSTRATION PURPOSES **

