



RESIDENCE

3 Tarbert Court, Hamilton, ML3 8UP

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

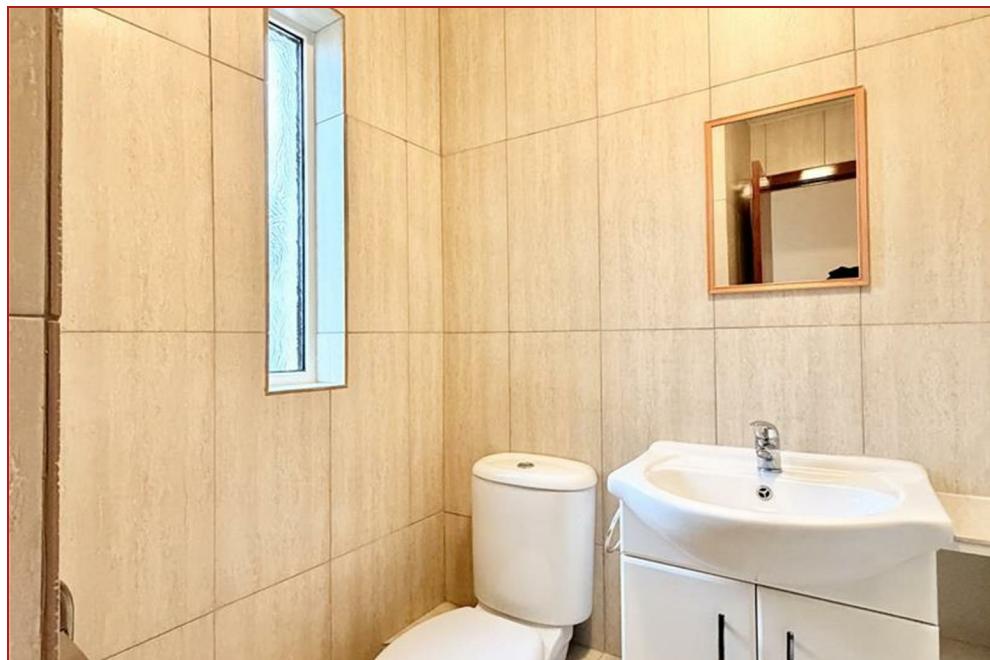
Situated within a residential cul-de-sac in the ever-popular Little Earnock area of Hamilton, this three-bedroom semi-detached villa offers an excellent opportunity for buyers seeking a well-proportioned home with fantastic potential and generous living space throughout.

The accommodation begins with a welcoming entrance hallway featuring a large storage cupboard and access to a convenient ground floor cloaks/WC. The bright lounge provides a comfortable main living area and leads through to a separate dining room, ideal for family meals and entertaining. The kitchen is fitted with a range of units and offers good workspace and access to the rear garden.

Upstairs, the property comprises three well-sized bedrooms and a fitted shower room, providing flexible accommodation suited to a range of buyers including families and first-time purchasers.

Further features include gas central heating and double glazing. Externally, there are enclosed rear gardens bounded by fencing and incorporating a garden shed. To the front, the property benefits from two driveways, providing ample off-street parking.

Well placed for local schooling, amenities and transport links, this is a superb opportunity to secure a home in a sought-after residential location and personalise it over time.



1054.00 sq ft | EER = C



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## Tarbert Court



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.