



RESIDENCE

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Room | 3 Bathroom



Located within the sought-after Brackenhill development in Hamilton, this very well presented Bellway built 3 bedroomed detached villa offers spacious family living accommodation over two levels and is presented in walk-in condition.

Finished to a high standard throughout, the property boasts bright and airy apartments with fresh décor and quality fixtures and fittings. The ground floor is centred around a welcoming reception hallway and features a formal lounge with dual aspects to both the front and side together with an impressive open-plan dining kitchen, thoughtfully designed for modern family living and entertaining. The modern kitchen is fitted with a range of integrated appliances, base and wall mounted units and complementary worktop surfaces, while a convenient cloakroom/WC adds further practicality to the home.

On the upper level, the property continues to impress with three well bedrooms, with the principal bedroom having double glazed windows that open to a Parisian style balcony and enjoys the added luxury of a modern en-suite shower room. A stylish family bathroom completes the accommodation.

Further features include gas fired central heating, double glazing, a monobloc driveway and corner appointed gardens that are enclosed to the rear with artificial lawn, decked patios and bordering display areas.

Brackenhill remains one of Hamilton's most desirable residential developments and is ideally positioned for access to an excellent selection of local amenities including shops, restaurants, cafés, bars, sports facilities and highly regarded schooling, including nearby Hamilton College. For commuters, there are regular bus and rail links to the surrounding towns and cities including Glasgow and Edinburgh, whilst the nearby M74 motorway network provides excellent road links throughout the central belt.



1054.86 sq ft | EER = B



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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.