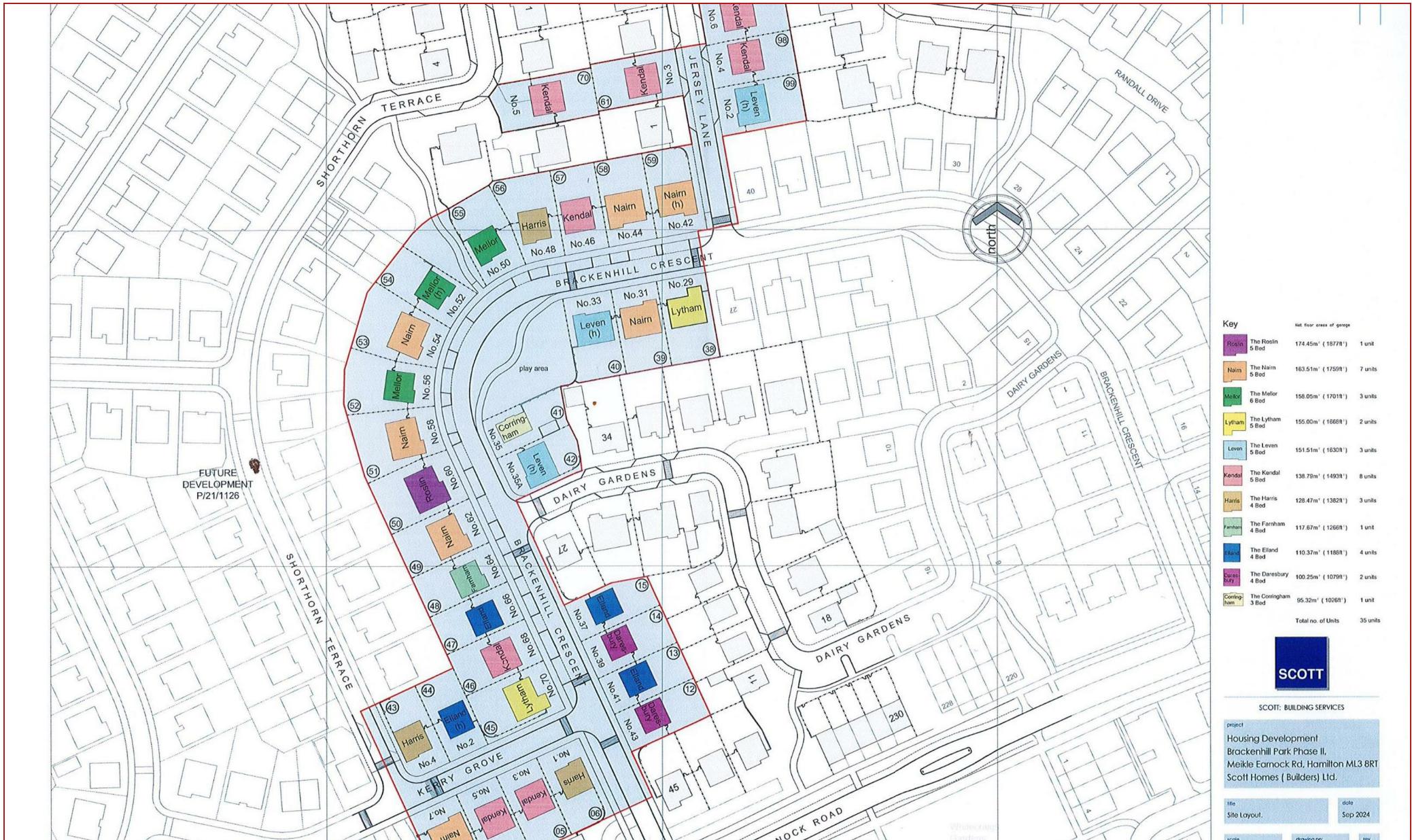




RESIDENCE

56 Brackenhill Crescent, Hamilton, ML3 8RT

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



6 Bedrooms | 2 Public Rooms | 4 Bathrooms



This great sized and beautifully finished modern detached villa with spacious family living accommodation over three levels, offering bright, airy and versatile space and sits within private enclosed gardens.

Built in the style of "The Mellor", this exceptional modern villa is a stand out home for those looking for plenty bedroom space and the versatility to create home office working areas. This lovely family home comes with carpets, integrated kitchen appliances and lawns to both the front and rear and dependant on the time of purchase, there will potentially be the option to choose your kitchen unit colours and finishings. With circa 1701 sq ft of living space over three levels, the rooms are spacious, bright, airy and neutrally decorated whilst featuring a highly efficient air source heat pump hybrid gas boiler and have quality UPVC double glazing. The bathrooms and en-suite are finished with quality sanitary ware and tiling.

The accommodation comprises reception hall, cloakroom/wc, a generous sized lounge, a modern dining sized kitchen with a choice of kitchen units/worktops (dependant on time of purchase) and a utility room. The 1st floor has four bedrooms one of which has an en-suite and there's a four piece family bathroom. The master bedroom on the top floor has a walk in wardrobe, an en-suite and a sitting area whilst bedroom 6 can be utilised as an home office if required. Integral to the house is a single garage.

Brackenhill Crescent is a lovely street within the Brackenhill Park development. The development is nearing completion and offers a great location to bring up a family with excellent schools in the area. The site is located at the top of Hamilton, a short drive from both Hamilton town centre and Strathaven. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs.

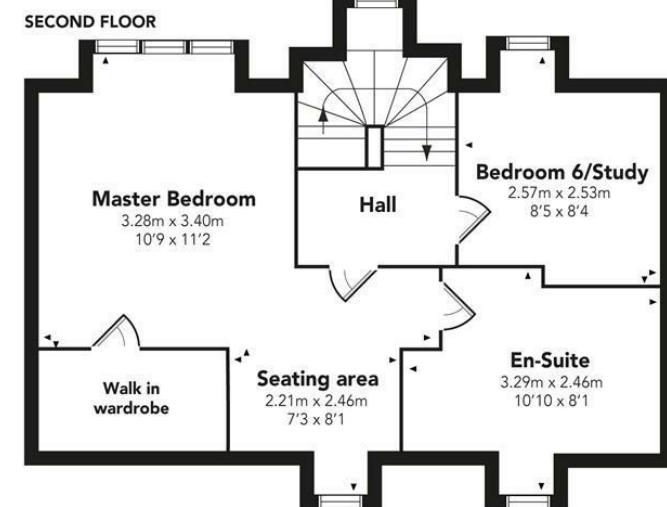
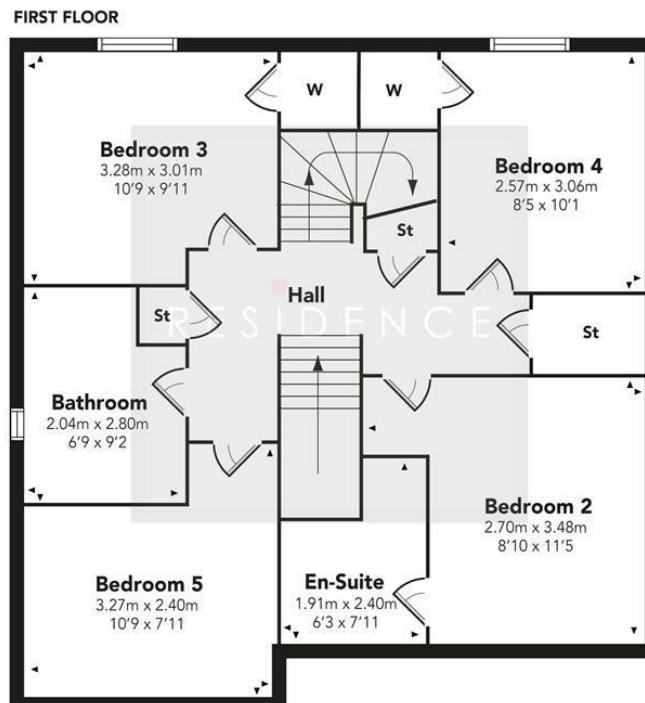
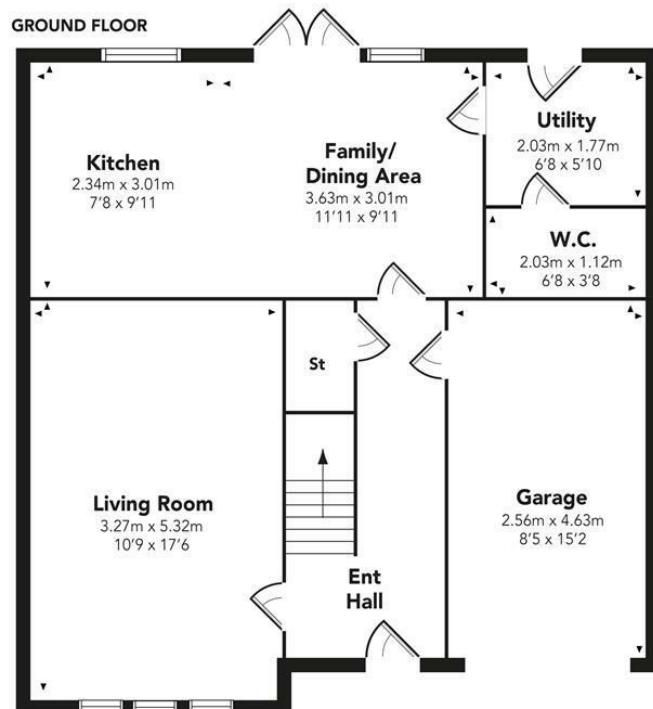
\*These photos are examples and used for illustration purposes only\*



1701.00 sq ft | EER =



# The Mellor



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.