



RESIDENCE

100 Saffron Crescent, Wishaw, ML2 0FB

[www.residencestateagents.co.uk](http://www.residencestateagents.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



RESIDENCE



## 4 Bedrooms | 3 Public Rooms | 3 Bathrooms

An exceptionally well-presented and professionally extended modern detached villa, occupying a superb private corner plot within a highly sought-after development.

Immaculately presented and thoughtfully designed, this outstanding home offers spacious, free-flowing accommodation perfectly suited to modern family living. The interiors are bright and inviting, with a carefully considered layout that maximises both space and natural light.

Maintained to a high standard throughout, the property benefits from gas central heating and double glazing. The bathroom, en-suite and WC have been finished in a sleek contemporary style, complete with quality sanitary ware and stylish tiling. The contemporary kitchen provides a range of integrated appliances and ample storage, with additional space for white goods available in the separate utility room.

The ground floor offers generous and versatile living space, beginning with a bright and inviting entrance hallway and convenient guest WC. To the front of the property is a well-proportioned dining room, while to the rear a substantial lounge provides an ideal setting for relaxing and entertaining, complete with French doors opening directly onto the patio and garden. A fantastic extended family room — equally suited as an additional bedroom if required — adds further flexibility to the layout. The contemporary breakfasting kitchen is well appointed and complemented by a separate utility room.

Upstairs, the accommodation continues with four spacious bedrooms, including an impressive principal bedroom featuring its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, completing the upper level.

A generous monoblock driveway to the front provides ample off-street parking, complemented by a lawned area. The enclosed rear garden features a large patio ideal for outdoor dining and a well-maintained lawn.



1410.00 sq ft | EER = C



RESIDENCE



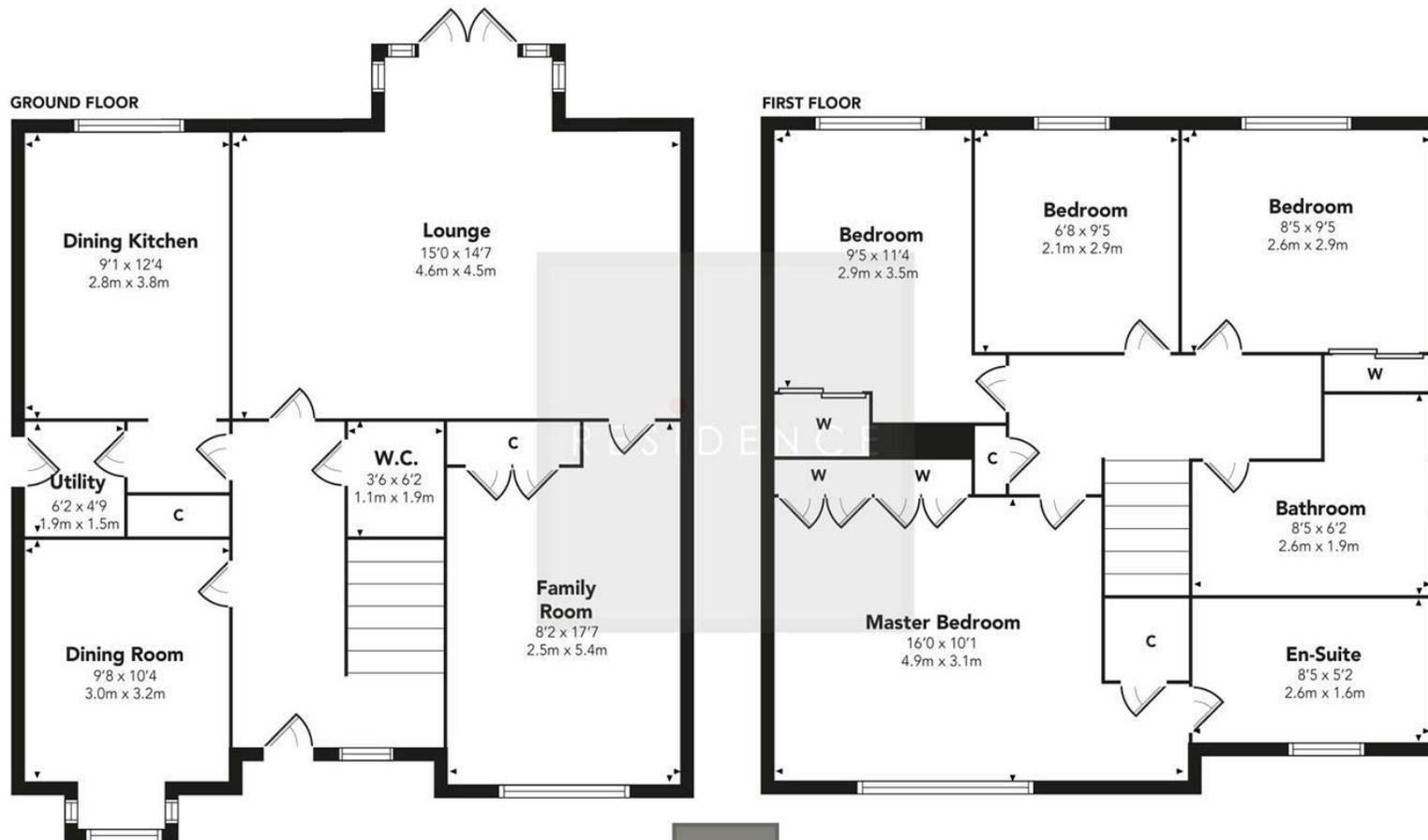


RESIDENCE





# Saffron Crescent



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.