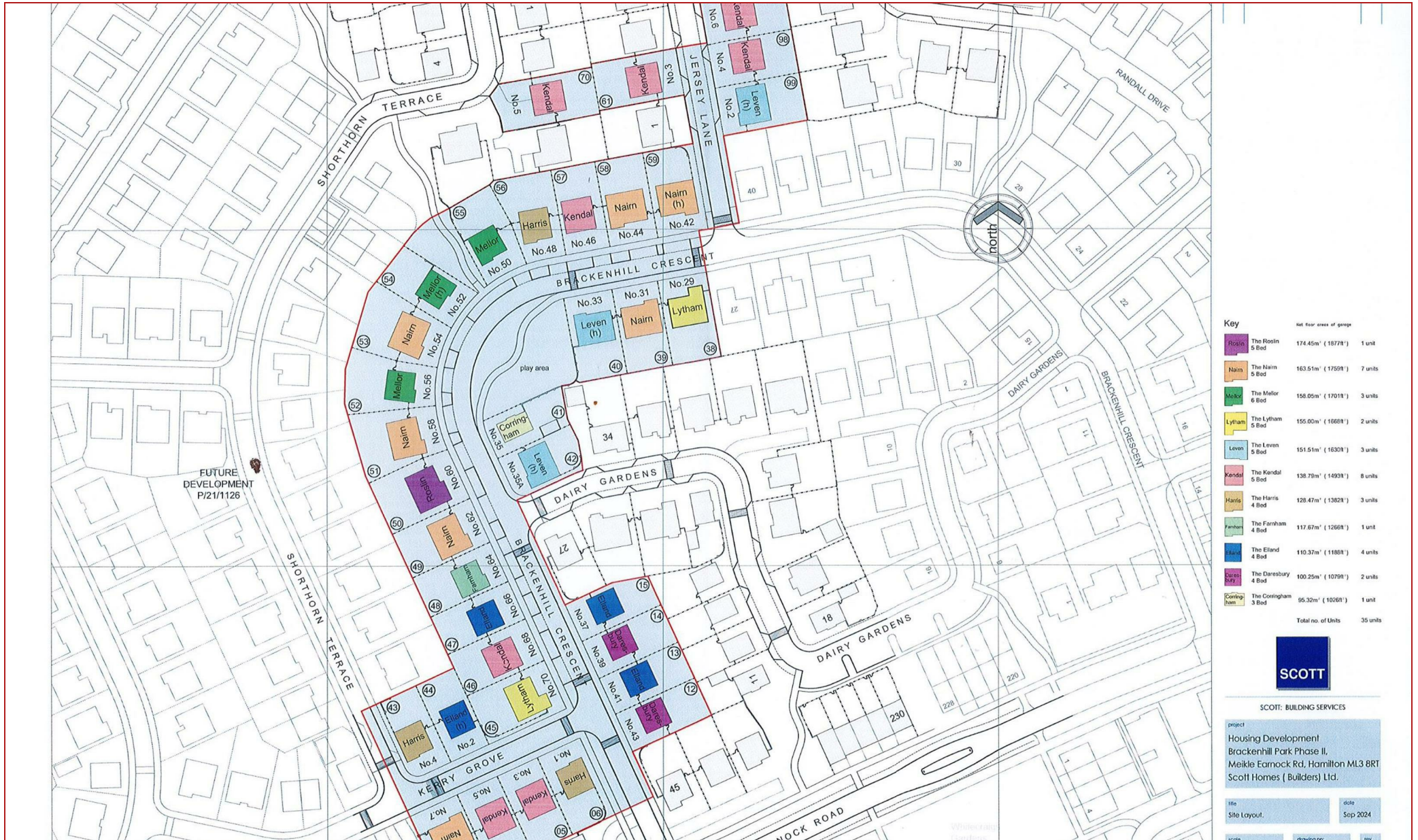




RESIDENCE

3 Kerry Grove, , ML3 8SJ

www.residencestateagents.co.uk



SCOTT: BUILDING SERVICES

project
 Housing Development
 Brackenhill Park Phase II,
 Meikle Earnock Rd, Hamilton ML3 6RT
 Scott Homes (Builders) Ltd.

file
 Site Layout. dtd
 Sep 2024

Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG

5 Bedroom | 2 Public Room | 3 Bathroom

These photos are examples and are used for illustration purposes only

This newly built five bedroom detached villa offers lovely sized rooms and sits within a quiet pocket on the outskirts of Hamilton.

Built in the style of "The Kendal", this beautifully finished modern villa is a new build home within the former Stewart Milne development. This particularly understated family home comes with carpets, integrated kitchen appliances and lawns to both the front and rear. With circa 1493 sq ft of living space, the rooms are 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, comfortable lounge, large modern dining sized kitchen with navy door fronts and contrasting worktops, separate utility room, five bedrooms, a master en-suite and a family bathroom. Integral to the house is a single garage.

Kerry Grove 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 which is a short drive from both Hamilton town centre and the town of Strathaven. Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

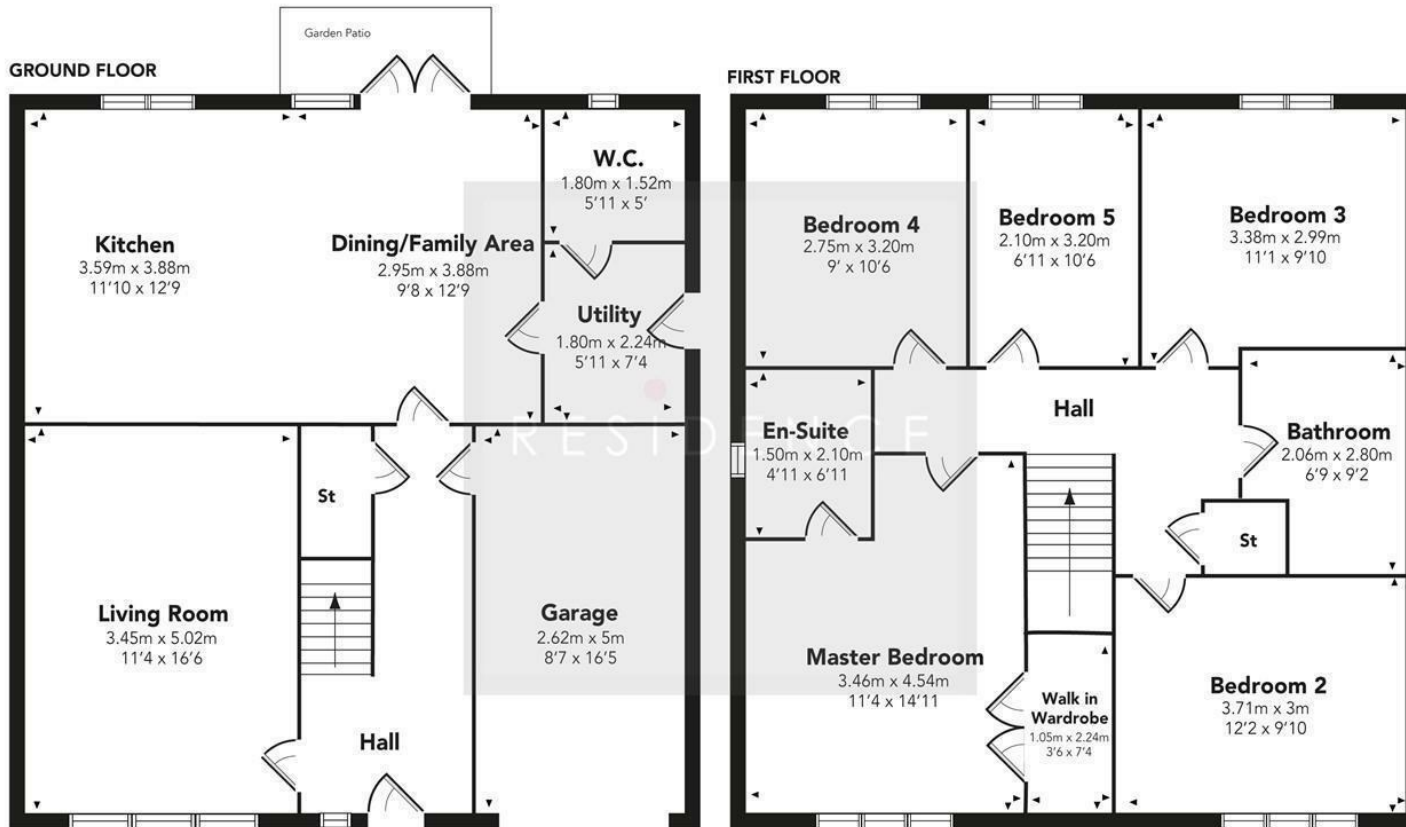


1493.00 sq ft | EER =



RESIDENCE





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.