



RESIDENCE

17 Hunston Avenue, Hamilton, ML3 9FP

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## 5 Bedrooms | 2 Public Rooms | 4 Bathrooms

This impressive Cala built family detached villa enjoys an excellent position at the end of the cul-de-sac and has been finished in neutral tones throughout as well as set within established and well-maintained gardens.

This lovely family home offers a spacious and versatile layout of apartments and is in walk in condition.

The extensive accommodation comprises, entrance vestibule, welcoming reception hallway with staircase to the upper floor. Cloaks/wc with 2-piece suite, formal lounge with aspects to front, a large and impressive breakfasting kitchen with integrated appliances and open dining/family room with French doors to the rear gardens. Utility room with sink and plumbing for white goods. On the upper floor there is a good-sized landing which leads to the properties 5 bedrooms with 2 en-suites and the family bathroom.

Features of the property include gas central heating and double glazing. Further features include well maintained established gardens, monobloc driveway and garage.

The enclosed floor plan shall provide a detailed layout of this outstanding property however we recommend inspection to appreciate the scale of accommodation and standard of internal finish on offer.

Hamilton is home to excellent shopping facilities, sports amenities and clubs including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools nearby and the property is also in close proximity to the prestigious Hamilton College. There are a wide variety of restaurants, bistros and pubs providing excellent choice.



1851.00 sq ft | EER = B



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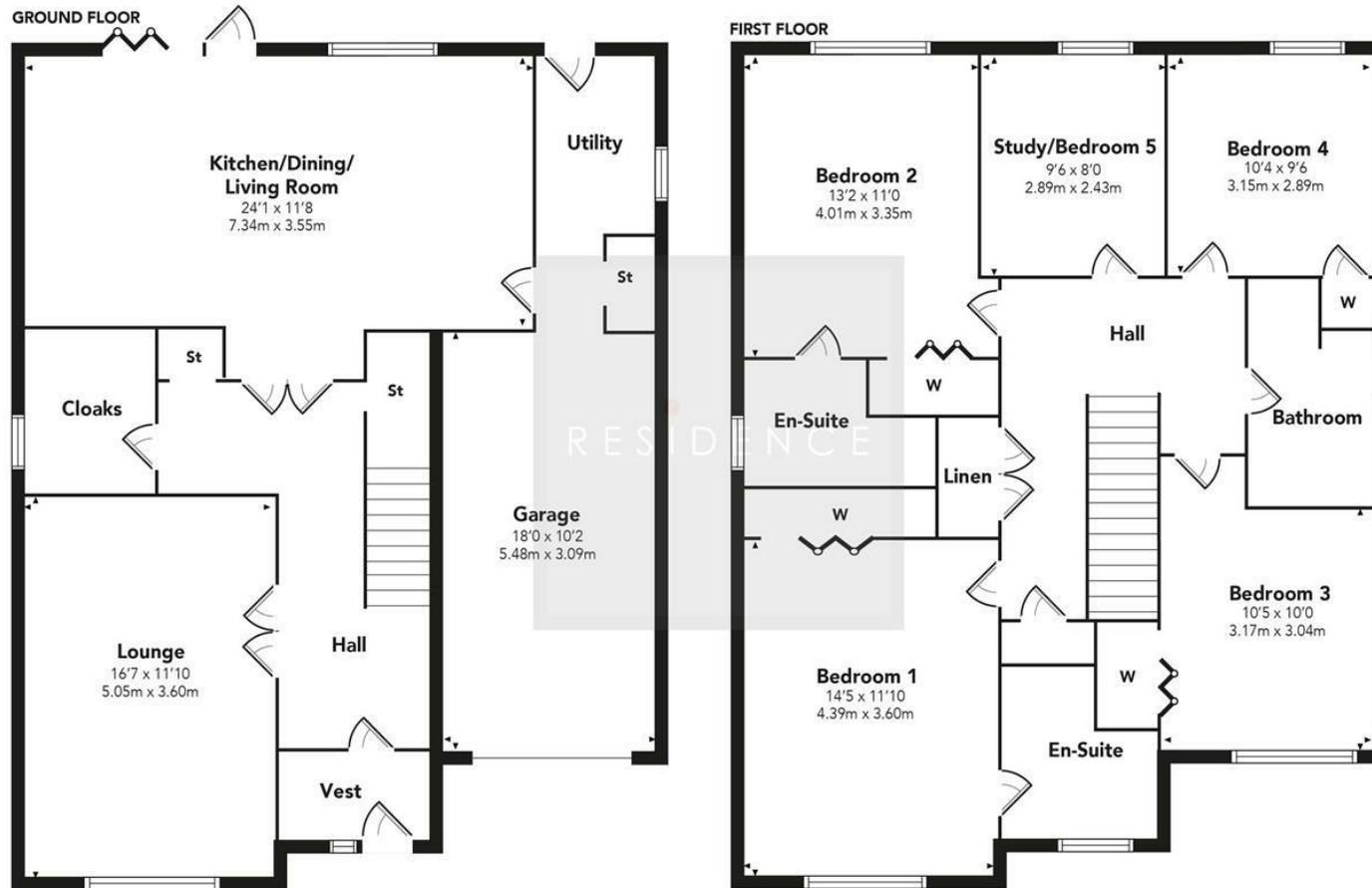


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# Hunston Avenue



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.