



RESIDENCE

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 4 Public Rooms | 4 Bathrooms



Occupying one of the largest house styles within Berriedale Avenue in Blantyre, this exceptional five bedroom detached villa offers substantial and highly versatile family accommodation formed over two levels.

To the front, a generous monoblock driveway provides off street parking for multiple vehicles and leads to a sizeable integral garage, offering additional storage or secure parking.

The accommodation is entered via a bright and welcoming reception hallway which sets the tone for the space throughout. From here there is access to a ground floor study, ideal for home working, and a convenient WC. The main living space is particularly impressive, with a spacious lounge flowing openly into the dining area, creating an excellent setting for both everyday family life and entertaining. The dining space in turn leads through to a large kitchen with ample room for informal breakfasting and featuring patio doors opening directly onto the rear garden. From the kitchen there is access to a substantial family room along with a separate utility area, enhancing the flexibility of the ground floor layout.



The upper level hosts five well proportioned bedrooms. The principal bedroom is a superb master suite, complete with its own walk-in wardrobe and en-suite shower room. Two further bedrooms are connected via a Jack and Jill style en-suite, making this an ideal arrangement for children or guests. A contemporary family bathroom serves the remaining bedrooms.

Externally, the rear garden is a standout feature, offering a high degree of privacy with no overlooking properties. The space has been thoughtfully arranged to include a generous patio area, a pergola seating section and purpose-built dog kennels installed by the current owner. This is a rare opportunity to acquire one of the most substantial family homes within this highly regarded Blantyre address.

2292.00 sq ft | EER = C



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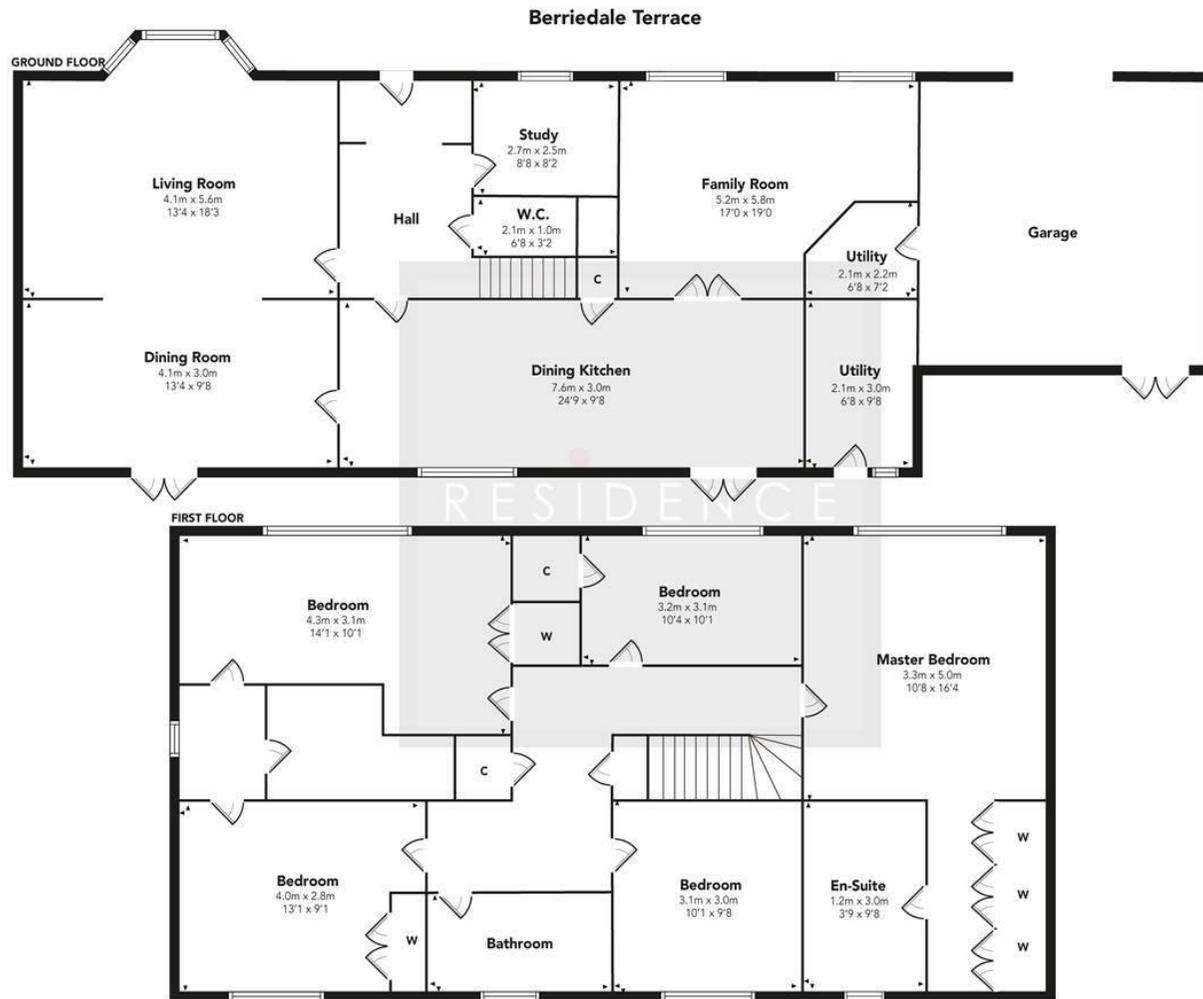




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.