



RESIDENCE

18 Arisaig Grove, Hamilton, ML3 8BB

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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5 Bedrooms | 2 Public Rooms | 4 Bathrooms



This immaculately presented Miller built, 5 bedroomed family home offers an excellent layout of versatile and spacious apartments formed over 2 main levels.

The home is in walk in condition and is an ideal family home.

The accommodation comprises of a welcoming reception hallway, cloaks/wc with 2 piece suite, lounge with aspects to front and internal French doors leading to the formal dining room, home office/study that could be utilised as a downstairs bedroom if required, open plan informal dining/family area with open plan fitted breakfasting kitchen with a range of units, worktops and integrated appliances and utility room with outer door to side. On the upper floor there is a galleried landing, 5 bedrooms, 2 en-suites, master dressing area and a separate family bathroom.

Features of the home include gas fired central heating, double glazing, recessed outside downlights, stylish flooring throughout, maintained gardens, a large monobloc driveway providing parking for multiple cars and a detached double garage.

Early viewing is highly advised in order to fully appreciate the overall size on offer.

The property is located within the Highstonehall development on the outskirts of Hamilton which is home to a wide variety of restaurants, bistros and pubs, as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College and 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 also provides excellent road links throughout the west of Scotland.



1872.92 sq ft | EER = B



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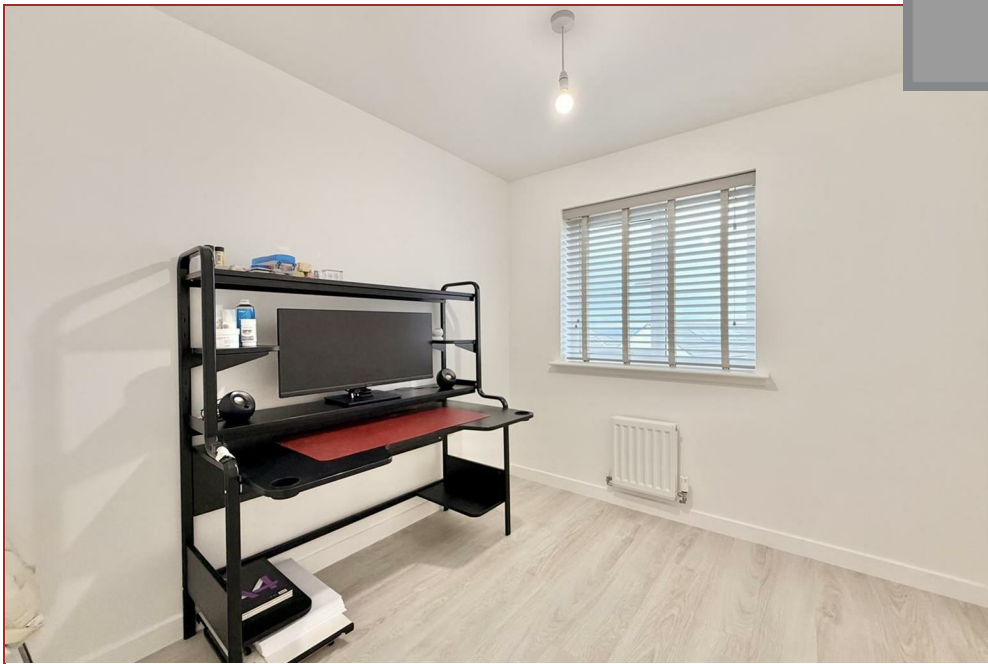


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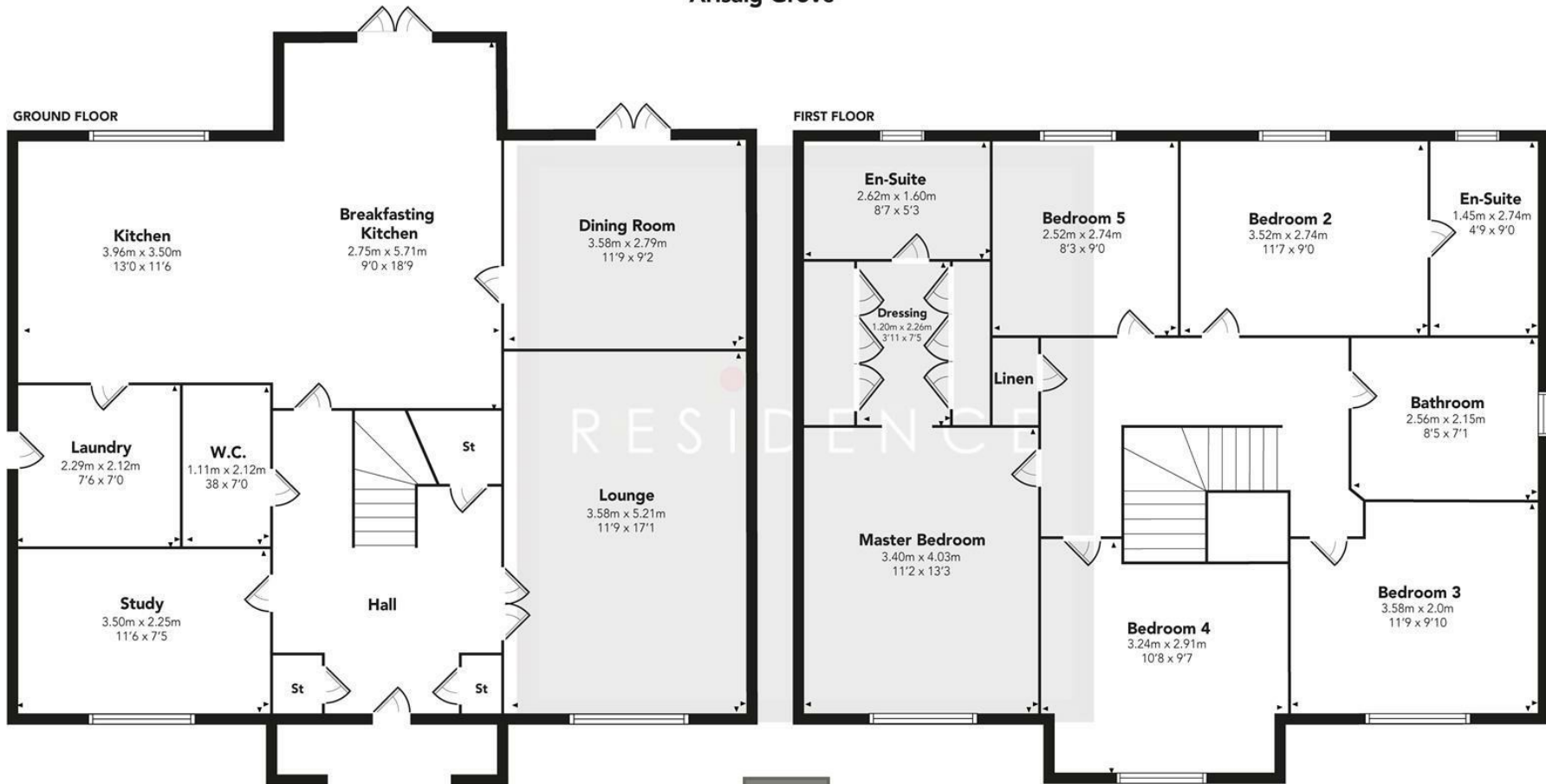


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Arisaig Grove



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.