



RESIDENCE

2 Burnside Gate, Hamilton, ML3 6NP

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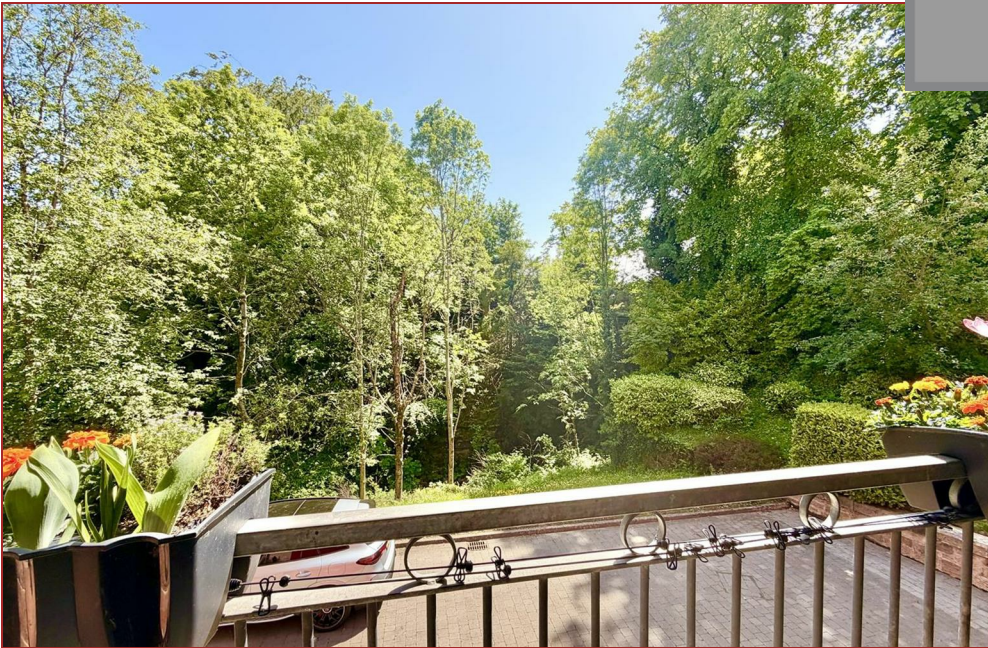


Viewing by appointment with Residence Hamilton

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RESIDENCE





4 Bedrooms | 2 Public Rooms | 4 Bathrooms

This immediately impressive, attractive and unique 4/5 bedroomed town house is located within a quiet, private gated development and offers an array of spacious and versatile apartments whilst featuring a sheltered terraced balcony and integral larger style double garage with direct access into the property.

The property is quirky, beautifully presented and finished to a very high standard throughout with modern fresh decor, gas central heating, replaced double glazing and a secure entry gated entrance into the development. This lovely and individual family home enjoys aspects over the surrounding gardens and neighbouring woodland.

The accommodation in its entirety consists of a large and welcoming reception hallway with staircases leading to both the upper and lower levels, cloaks/wc with 2 piece suite, gorgeous formal lounge with dual aspects and access to the terraced balcony, contemporary fitted integrated kitchen with breakfasting bar, dining area and family room. There is a separate dining room, currently being utilised as a home office but could be a 5th bedroom if required and located off the main entrance floor with aspects onto the balcony. The upper floor comprises of a sizable and broad upper landing, 4 bedrooms with 2 en-suite shower rooms and a stylish, attractive family bathroom including a spa bath.

The lower basement level contains integral double garage with electric door.

Both internal and external viewing is highly advised in order to fully appreciate the size, style and setting on offer.

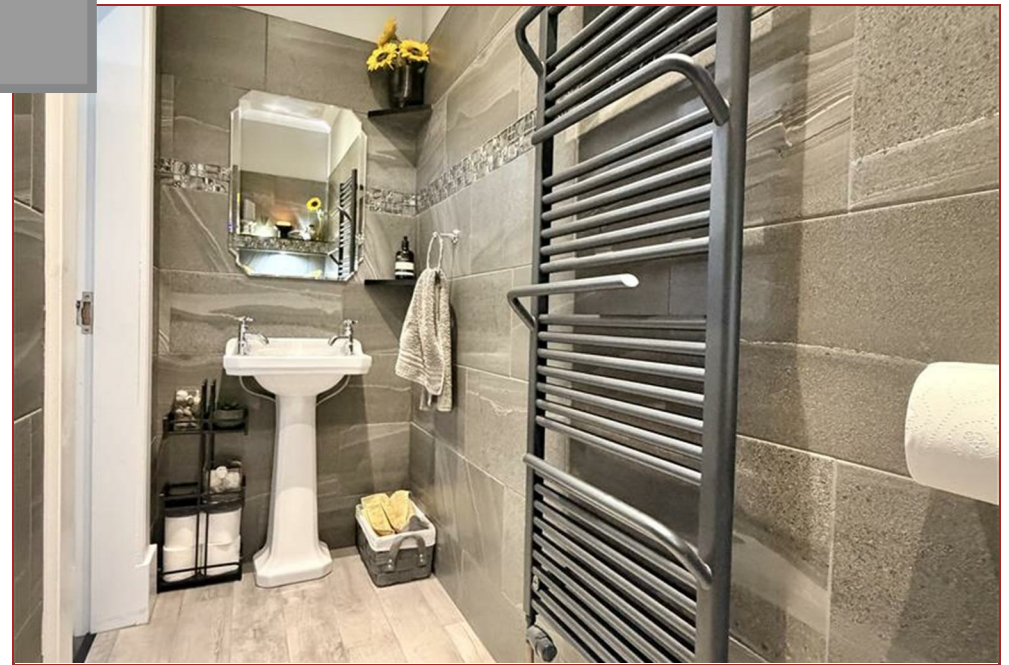
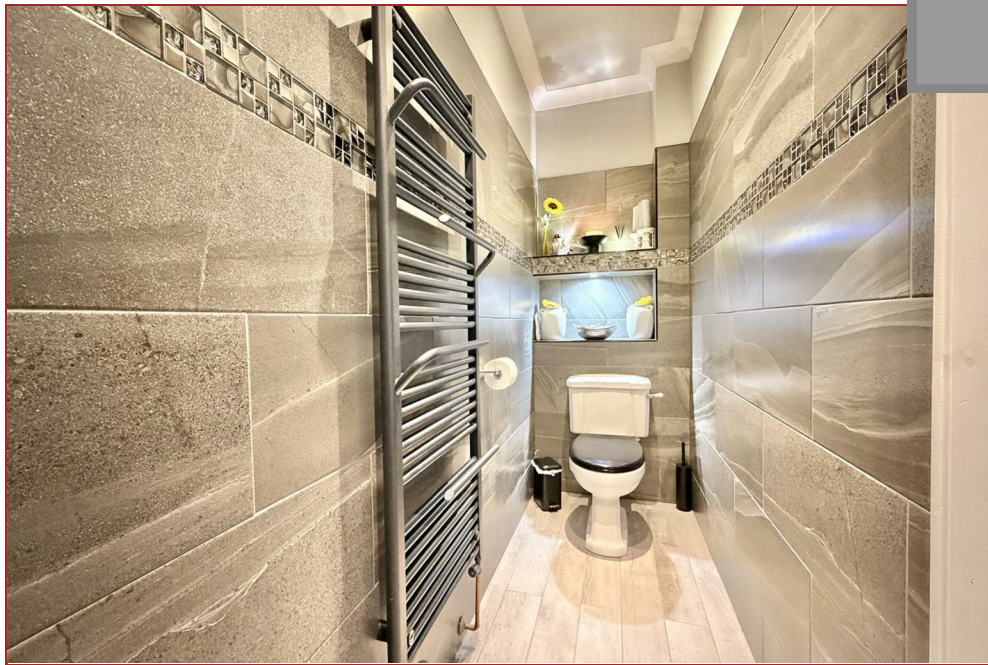
Set within the former Ministers gardens, Burnside Gate is set against a backdrop of mature swept lawns and woodland with ample private parking and a gated security entrance. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College.



1926.74 sq ft | EER = B

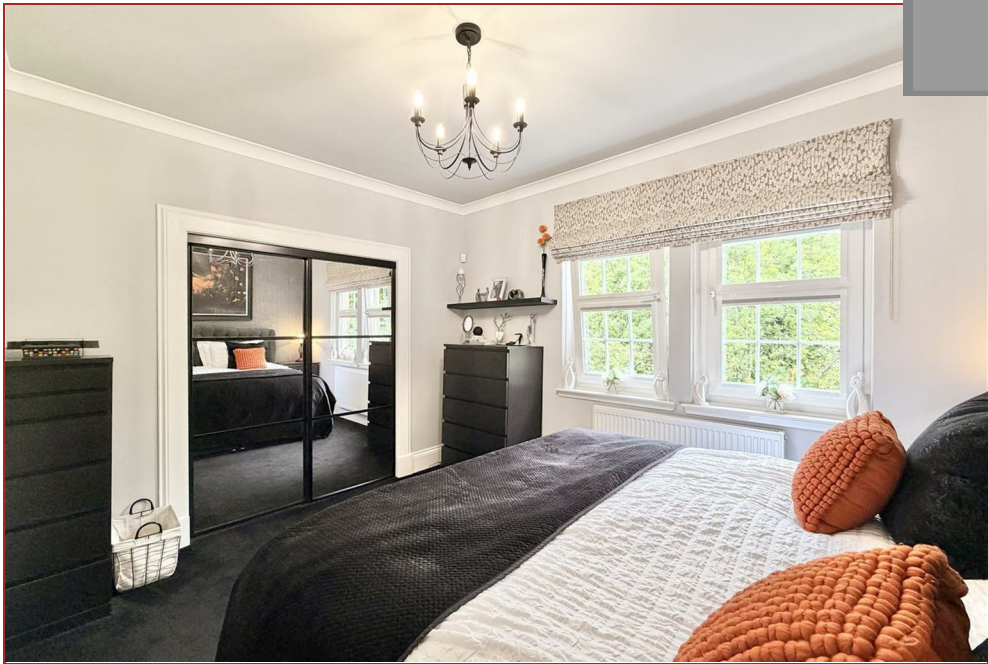


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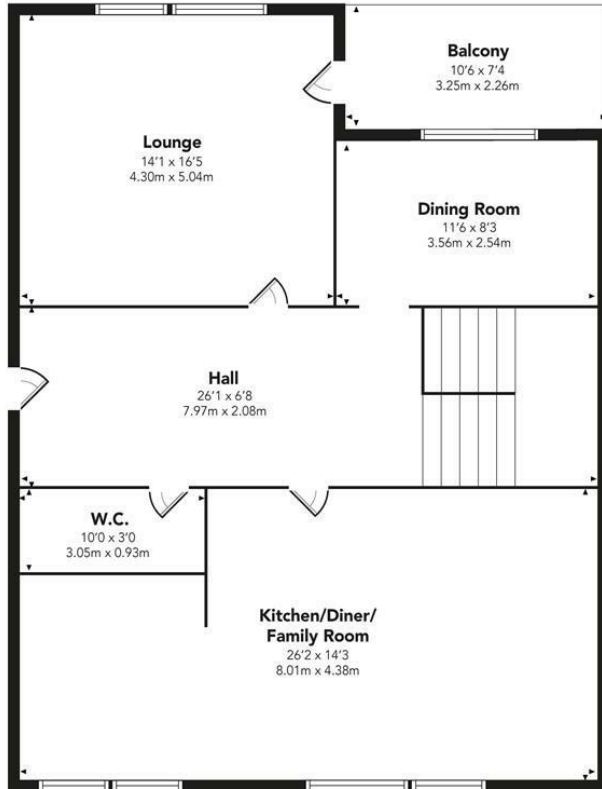


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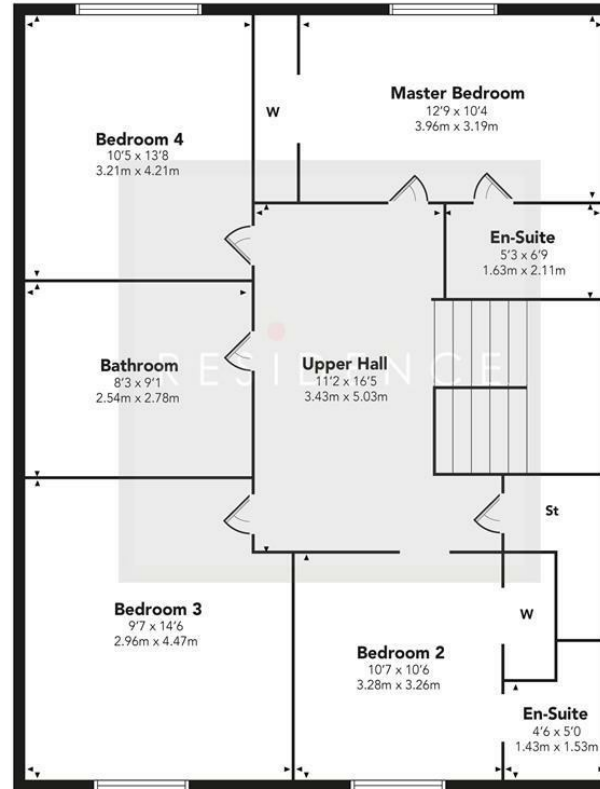


Burnside Gate, Union Street

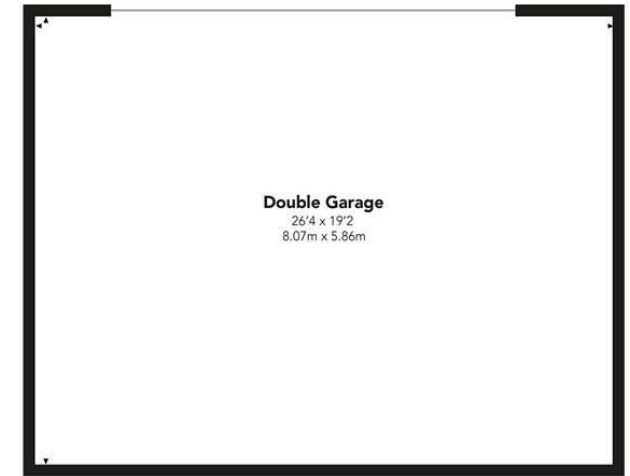
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



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.