



RESIDENCE

16 Silverbirch Grove, Quarter, ML3 7XZ

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms

Set within a highly desirable cul-de-sac in the sought-after village of Quarter, this impressive and exceptionally versatile four/five-bedroom detached family villa offers an outstanding level of space, flexibility and privacy. Backing onto neighbouring woodland, the property enjoys beautifully maintained gardens and provides an ideal setting for family living.

The accommodation is deceptively spacious and thoughtfully arranged over two levels. On the ground floor, the welcoming entrance hall leads to a generous rear-facing lounge with a bay window, a formal dining room and a superb open-plan dining kitchen offering an excellent space for everyday family life and entertaining. The kitchen is complemented by a separate utility room with external access, a convenient downstairs WC and a versatile fifth bedroom which could equally be utilised as a home office, playroom or snug to suit individual requirements.

The first floor comprises four well-proportioned double bedrooms, including an impressive principal bedroom benefiting from its own en-suite shower room. Bedrooms two, three and four all offer excellent proportions, while the modern family bathroom completes the upper accommodation.

Externally, the property is surrounded by beautifully maintained gardens, with the rear enjoying a high degree of privacy as it backs directly onto mature woodland. A substantial detached double garage provides excellent secure parking, storage or workshop space.

Further benefits include gas central heating and double glazing throughout. Quarter is a charming and highly regarded village situated just outside Hamilton, offering a welcoming community atmosphere. The village benefits from an excellent primary school, a popular bowling club and the well-regarded Bully Inn pub and restaurant. Hamilton town centre is only a short drive away, providing an extensive range of shopping, leisure facilities, restaurants, bars and excellent transport links.



2163.55 sq ft | EER = C



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Silverbirch 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.