



RESIDENCE

43 Rederech Crescent, Hamilton, ML3 8QF

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## 3 Bedrooms | 1 Public Room | 1 Bathroom



This larger style Wimpey built semi-detached villa is set within a sought-after residential locale of Earnock. The property is an ideal family home within close proximity distance to Townhill Primary School.

Accommodation formed over 2 levels that consists of welcoming reception hallway with staircase leading to the upper floor level, lounge with double glazed aspects to front, open plan to the formal dining room, fitted kitchen which has a range of floor and wall mounted storage units with worktop surfaces. An outer door from the kitchen provides access to the rear gardens. On the upper floor there are 3 bedrooms and family shower room.

Features of the home include gas central heating, double glazing, driveway and garage to rear.

The property has established gardens to the front and rear.



Rederech Crescent is located within the popular Earnock district of the town which is particularly convenient for Townhill Primary and other local schooling and for those travelling to East Kilbride and the surrounding towns. 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. The town of Hamilton has a wide variety of restaurants, bistros and pubs. 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 provides excellent road links throughout the west of Scotland.

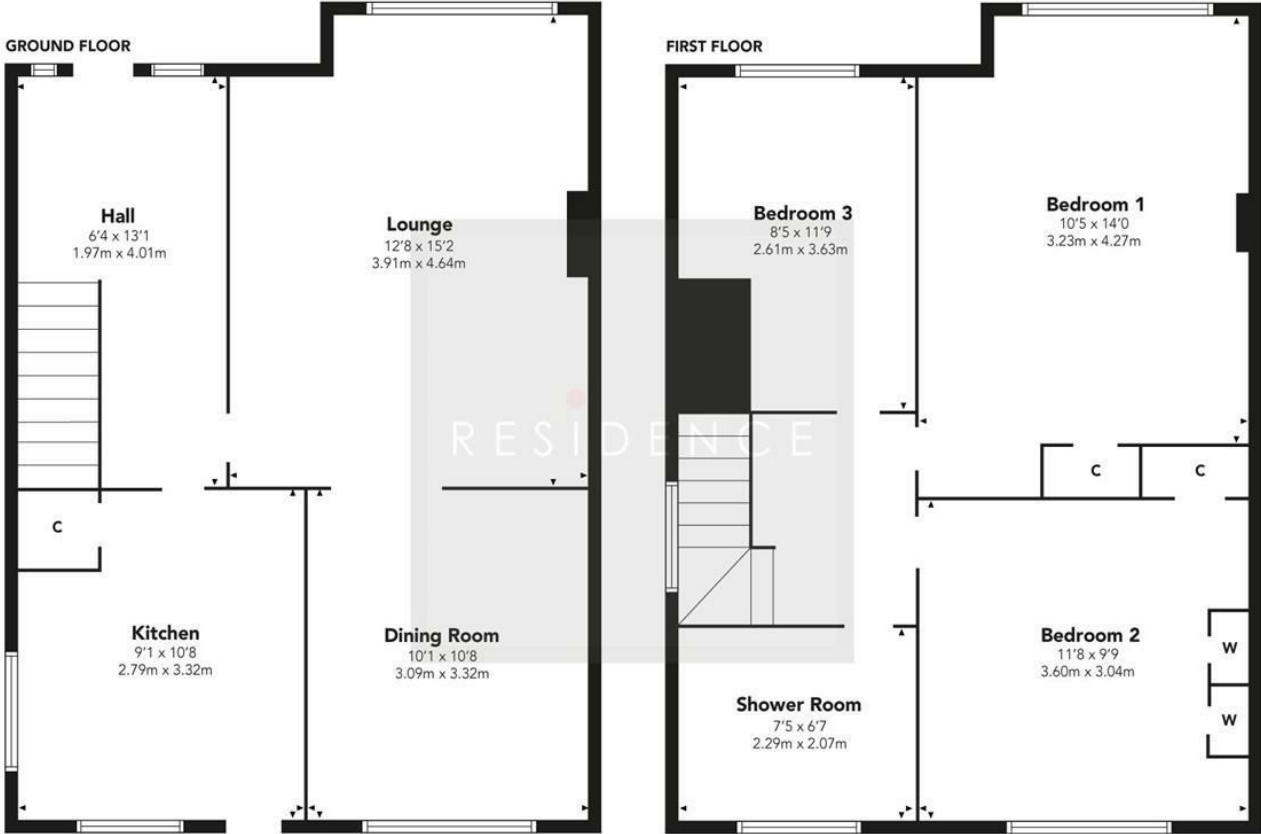
1011.81 sq ft | EER = D



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Rederech Crescent



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.