



RESIDENCE

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Viewing by appointment with Residence Hamilton

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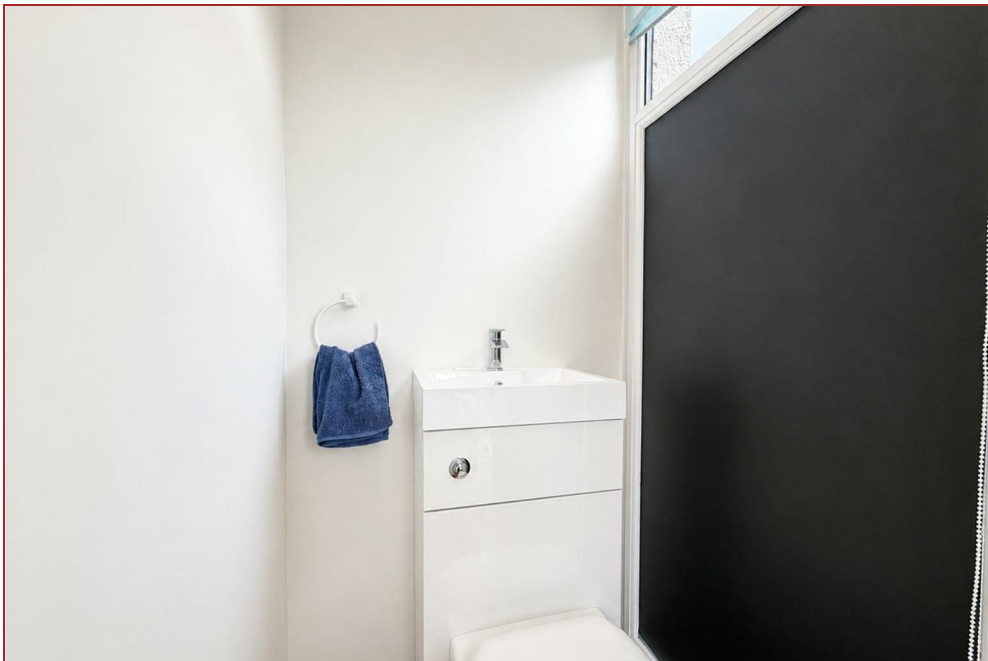
3 Bedrooms | 2 Public Rooms | 2 Bathrooms

Occupying an impressive private corner plot, this spacious three-bedroom semi-detached home offers generous living accommodation, extensive off-street parking and a substantial rear garden, making it an excellent family home with fantastic outdoor space.

A bright entrance vestibule leads into the welcoming reception hallway, providing access to the ground floor accommodation and staircase to the first floor. The ground floor comprises a spacious front-facing lounge, a generous family dining room, a bright conservatory overlooking the garden with a modern WC, and a fitted kitchen/utility complete with a range of wall and base units, integrated appliances, and direct access to the rear garden.

The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with excellent built-in wardrobes, together with a contemporary family shower room.

Externally, the property enjoys one of its most appealing features. Set on a generous corner plot, the extensive stone driveway extends from the front of the property and wraps around to the rear, providing exceptional off-street parking for multiple vehicles. The private rear garden features a large patio area, a spacious lawn, a garden shed and is bordered by mature trees and established planting, creating a private setting ideal for relaxing or entertaining.



1001.04 sq ft | EER = C



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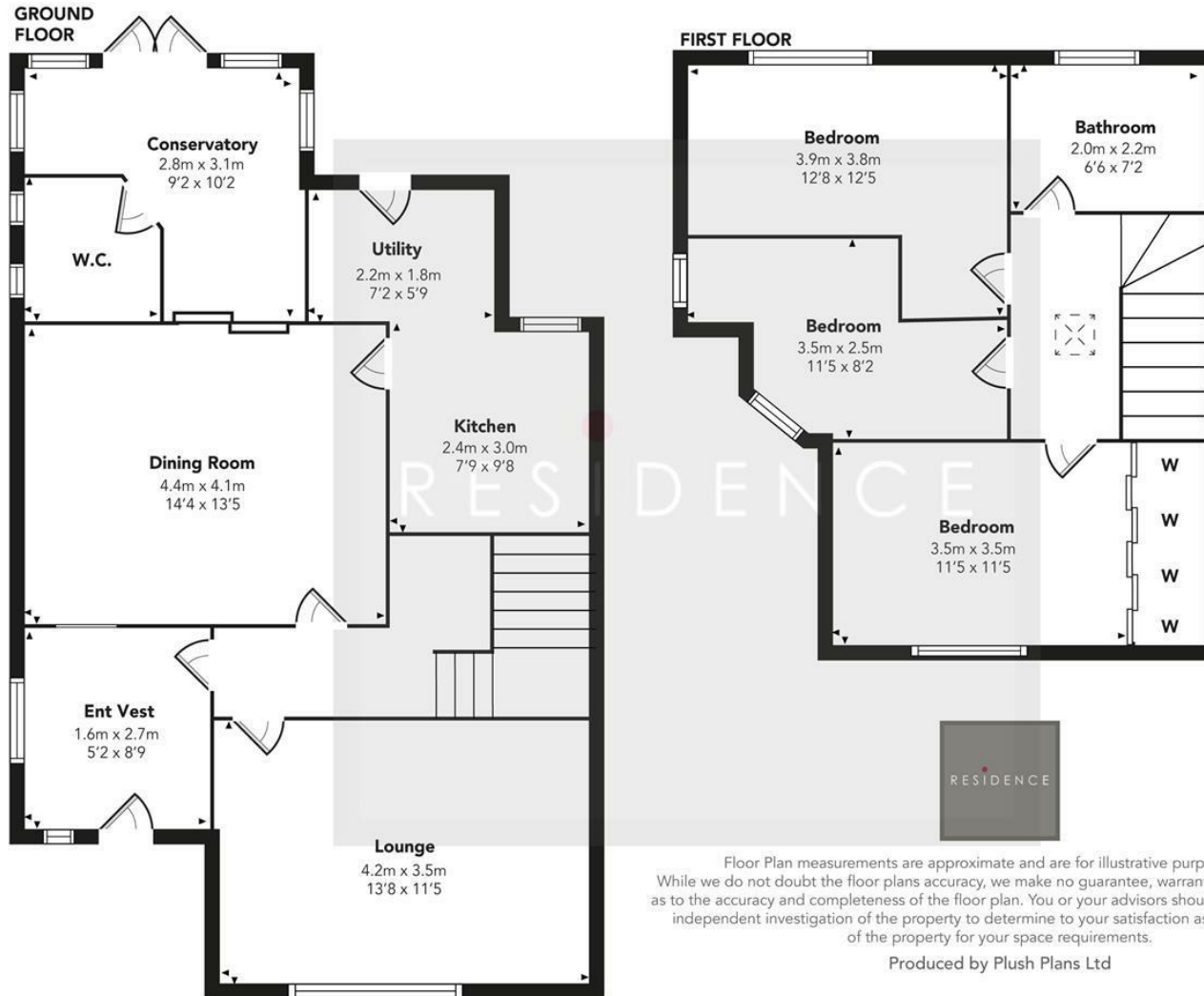




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Gowan Brae



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.