



RESIDENCE

59 Chatelherault Crescent, Hamilton, ML3 7PR

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## 3 Bedrooms | 2 Public Room | 2 Bathroom

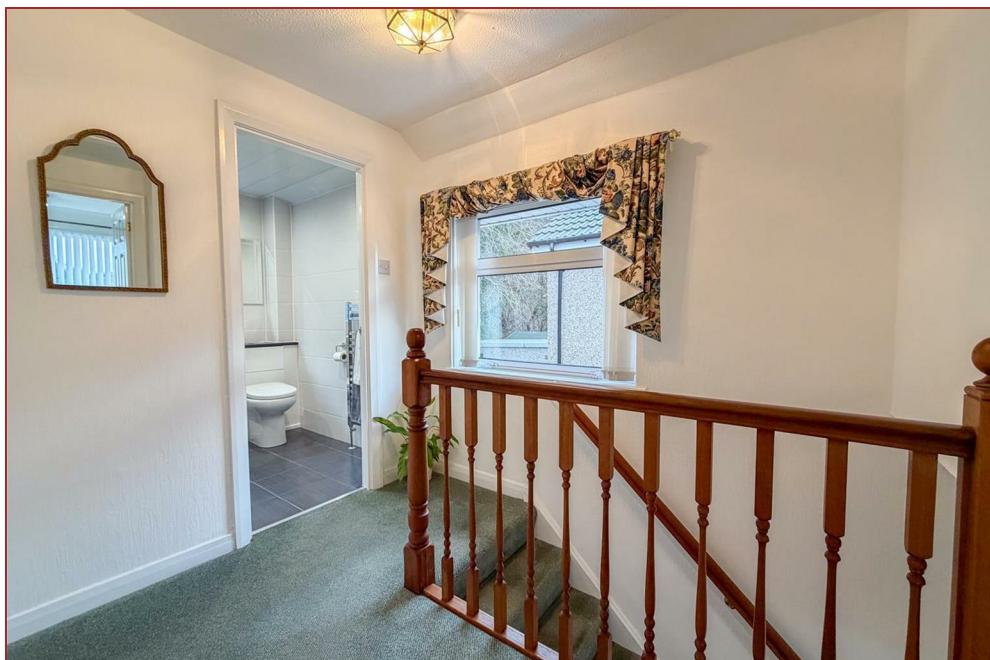
Located within the sought-after area of Chatelherault Crescent in Hamilton, this lovely three-bedroom detached property is set back from the road, offering excellent privacy and an impressive long driveway providing ample off-road parking. The home enjoys low-maintenance front and rear gardens, with a gated mid-point on the driveway leading through to the private rear garden and detached garage.

Internally, the property is bright and welcoming throughout. The ground floor begins with a spacious entrance hallway featuring a convenient WC and providing access to the main living areas. The open-plan formal lounge is front facing and flows seamlessly into a generous dining area that overlooks the rear garden, creating an ideal space for both everyday living and entertaining. Completing the lower level is a well-appointed fitted kitchen with direct access to the rear of the property.

The upper level comprises three well-proportioned bedrooms, including two spacious double rooms, both benefiting from fitted wardrobes, and a single bedroom with its own storage cupboard. A modern, stylish shower room completes the accommodation on this floor.

Externally, the fully enclosed rear garden offers excellent privacy and has been designed for low maintenance, featuring a fantastic patio area, decorative red chips and a selection of mature plants. The detached garage can also be accessed via a convenient side door from the garden, adding further practicality to this superb family home.

Silvertonhill Avenue/Chatelherault Crescent is superbly located in Hamilton, offering easy access to excellent local schools, rail links, shopping centres, and a wide selection of shops, bars, and restaurants. The area also benefits from quick connections to the M74 and M8, making it ideal for commuting and leisure travel. Within the sought-after Silvertonhill Primary School catchment, this home is perfectly suited to growing families seeking a convenient and desirable location.



1054.00 sq ft | EER = D





## Chatelherault 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.