

RESIDENCE

8 Torwood Brae, Hamilton, ML3 9XF

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG





3 Bedrooms | 1 Public Room | 1 Bathroom

This lovely three-bedroom semi-detached property is situated within the sought-after Torwood Brae area of Hamilton.

The accommodation begins with a welcoming entrance hallway leading to a bright, front-facing lounge finished in fresh, neutral décor, with attractive herringbone flooring extending through both the hallway and lounge. A large front-facing window allows an abundance of natural light to flood the space, which flows seamlessly into the open-plan dining area. Patio doors from the dining area open out to the rear garden, where a lovely newly installed decked patio provides an ideal space for outdoor living and entertaining.

Off the dining area is a beautiful, modern fitted kitchen offering both style and practicality. Completing the lower level is a fully tiled family bathroom, fitted with a low-level WC, pedestal wash hand basin, and a bath with overhead shower and glass screen.

The upper level comprises three well-proportioned bedrooms, with the spacious master bedroom benefiting from a large window and built-in storage.

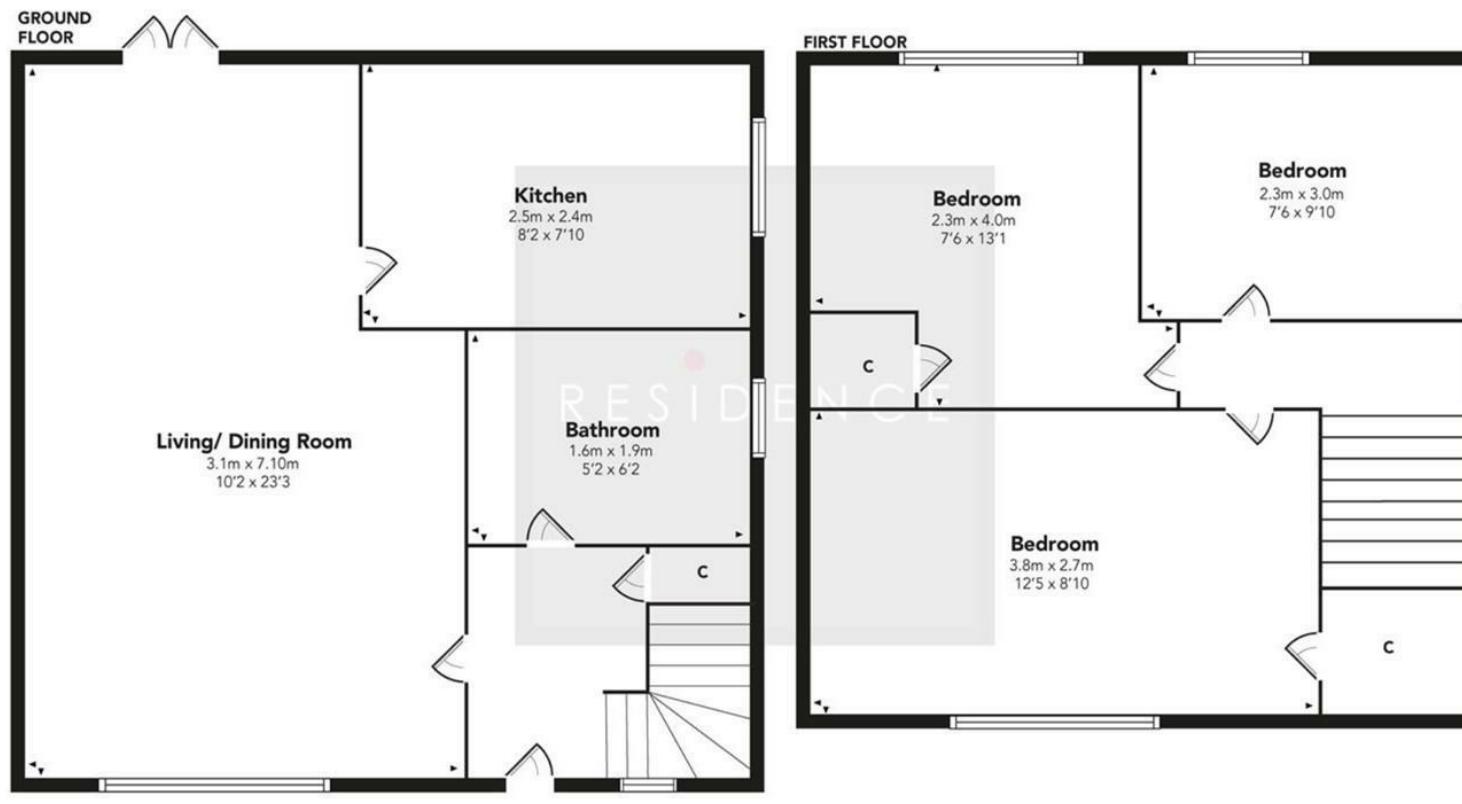
Externally, the property enjoys a large monoblock driveway providing parking for multiple vehicles, along with a substantial garage offering both front and rear access. The expansive rear garden is fully enclosed and features a raised wooden patio, a large wooden garage, and well-maintained lawn areas, making it ideal for families and outdoor entertaining.



753.00 sq ft | EER = D



Torwood Brae



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.