



RESIDENCE

114 Tom Mccabe Gardens, Hamilton, ML3 6LW

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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms



This very well-presented, modern Barratt built 3 bedroomed semi-detached villa is located within this quiet and desirable development which is only a stone's throw away from Hamilton Town Centre.

The property is in walk-in condition and occupies an excellent position within the development, towards the end of a cul-de-sac and has stunning landscaped gardens to the rear private and while offering open views over Hamilton and beyond.

The ground floor accommodation comprises entrance hallway with staircase leading to the upper floor level, formal lounge with double glazed aspects to front, modern fitted dining sized integrated kitchen with aspects and outer doors to the rear, and utility area with access to a cloakroom WC with two-piece suite. On the upper floor there are three bedrooms and a modern fitted family bathroom. The two bedrooms to the rear take full advantage of the open views over Hamilton and beyond. Features of the property include gas central, double glazing, plentiful storage including a floored loft with retractable ladder and a tandem style, Monobloc driveway.

The impressive rear gardens have been designed over 2 main levels with decorative patio areas, artificial lawns and boundary wall and fencing.

Early viewing of this property is highly advised.

Tom McCabe Gardens is located only short distance away from the extensive amenities within the town. 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.



871.87 sq ft | EER = C



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Viewing by appointment with Residence Hamilton

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### Tom McCabe Gardens



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.