



RESIDENCE

19 Barnhill Drive, Hamilton, ML3 9EZ

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

Situated within a sought-after residential setting, this beautifully presented Wimpey-built semi-detached villa offers a well-proportioned layout over two levels, making it an ideal purchase for first-time buyers or those looking to downsize.

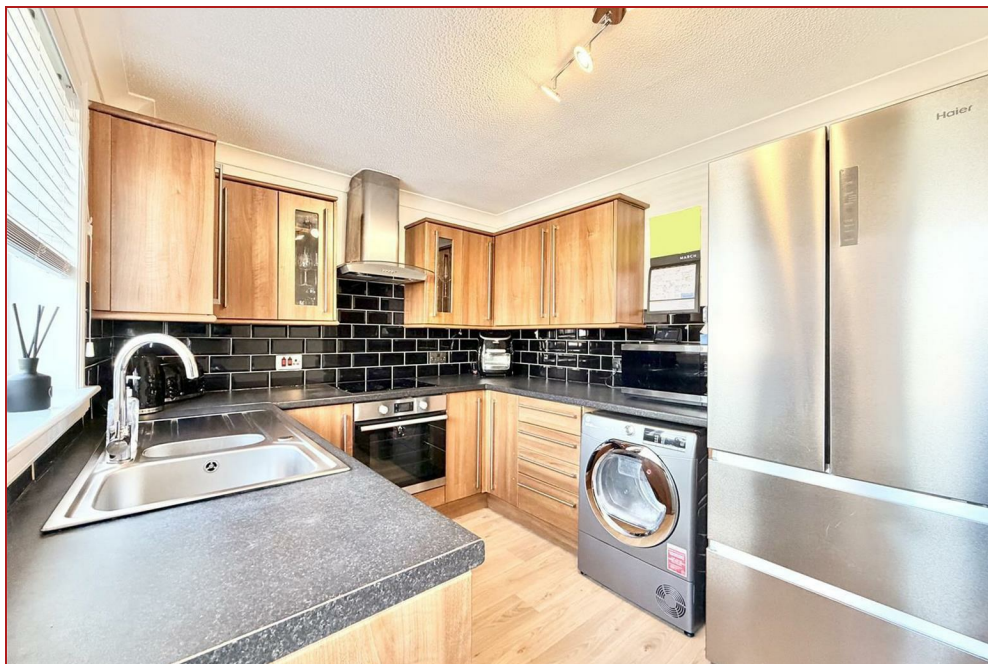
Occupying a good position with gardens, enclosed to the rear, the property provides comfortable and stylish living throughout. The accommodation comprises a welcoming entrance vestibule leading into a generously sized lounge with double-glazed aspects to the front. To the rear, a modern fitted kitchen features a range of floor and wall-mounted units, worktop surfaces, tiled splashback, double-glazed outlooks, and direct access to the garden.

The upper level hosts two well-proportioned bedrooms and a contemporary family bathroom, complete with a three-piece suite incorporating a WC, wash hand basin, panelled bath.

Further benefits include gas central heating, double glazing, and a driveway providing ample off-street parking. The gardens to the rear are enclosed by timber fencing, offering a safe and private outdoor space.

Early internal viewing is highly recommended to fully appreciate this fantastic home, perfectly suited as a first step onto the property ladder or a comfortable downsize option.

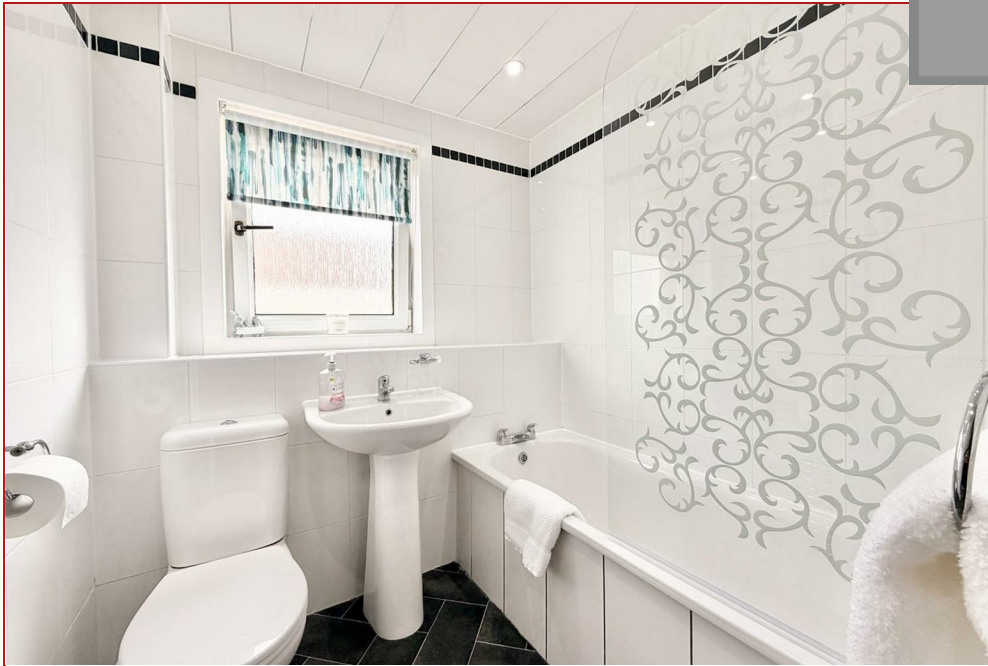
The property is located within the ever-popular High Earnock district of Hamilton. Hamilton offers a wide range of shopping facilities, sports amenities including golf courses, swimming pools, gymnasiums, and parks, as well as highly regarded schools at both primary and secondary levels. The town centre boasts a variety of restaurants, bars, and high street retailers, with further options available at the nearby Regent Shopping Centre. Excellent transport links, including mainline train and bus services, provide direct access to Glasgow city centre and beyond, while the nearby M74 motorway ensures convenient access to surrounding Towns.



699.65 sq ft | EER = C



RESIDENCE





Barnhill Drive

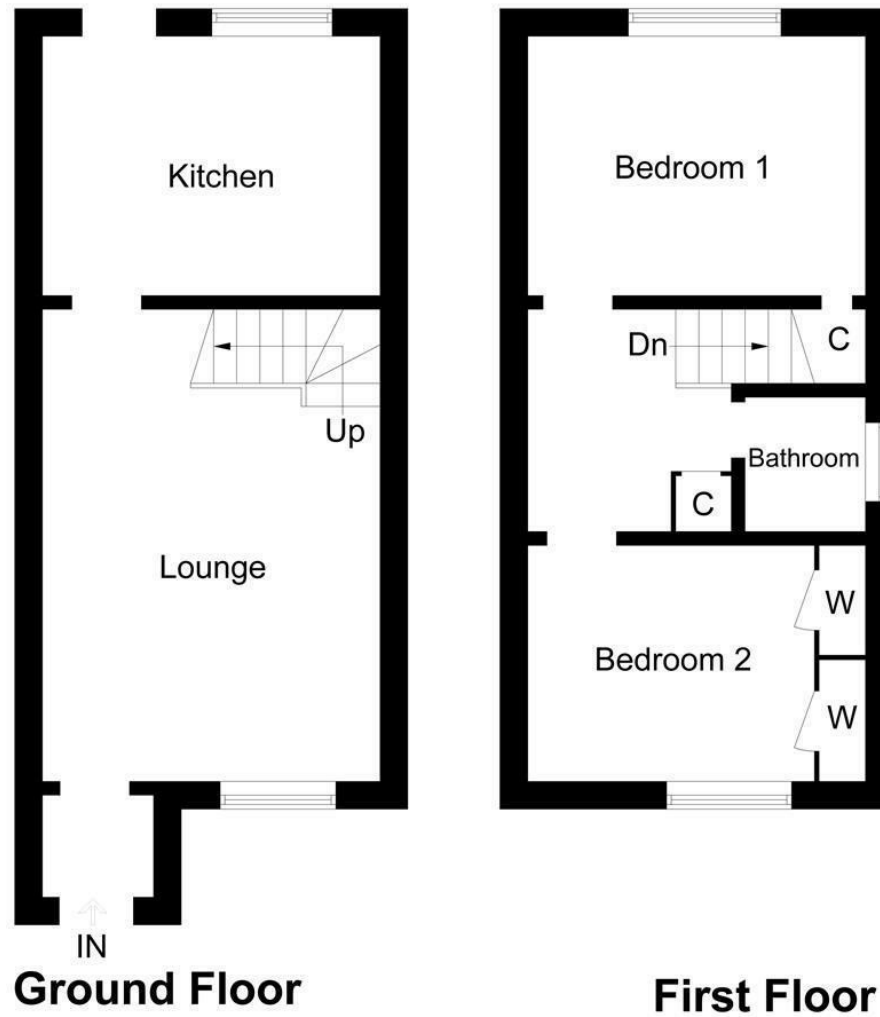


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID284982)

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.