



RESIDENCE

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## 4 Bedrooms | 2 Public Room | 3 Bathrooms



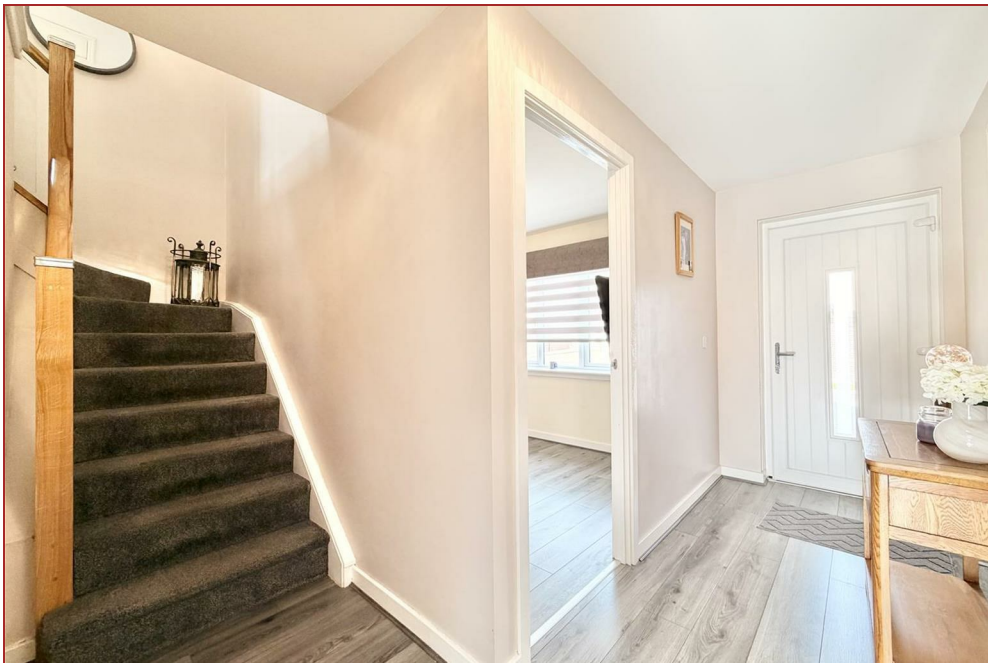
This beautifully presented and well-proportioned four-bedroom detached villa is situated within the desirable Laverock Rise development. Ideally located for easy access to local amenities, schools, and motorway networks, which are just a short drive away.

Built by Persimmon Homes and of the Ettrick house type, the home offers a spacious and versatile accommodation ideally suited to modern family living.

The property is entered via a welcoming reception hall, enhanced by a striking feature staircase with stylish glass balustrade, creating an immediate sense of style and light. The lounge provides an excellent space for relaxing and entertaining, centred around an impressive focal point media wall which adds a modern and stylish finish to the room.

To the rear of the home is a superb open-plan kitchen/family room, designed as the heart of the property and offering an ideal setting for both everyday living and social occasions. A separate utility room and convenient downstairs WC add practicality, while an additional dining room offers flexibility for formal dining, a home office or even a downstairs 5th bedroom. The first floor comprises four well-proportioned bedrooms, including a spacious principal bedroom with upgraded contemporary en suite shower room. Two of the bedrooms benefit from fitted wardrobes, providing excellent built-in storage. The family bathroom has also been modernised to a high standard, with both the bathroom and en suite featuring stylish contemporary fittings and finishes.

Externally, the property enjoys beautifully designed rear gardens, thoughtfully landscaped to create an attractive and private outdoor space. A covered gazebo seating area provides the perfect environment for relaxing or entertaining guests. The home further benefits from a driveway located to the rear of the property, providing convenient off-street parking.



1227.09 sq ft | EER = C



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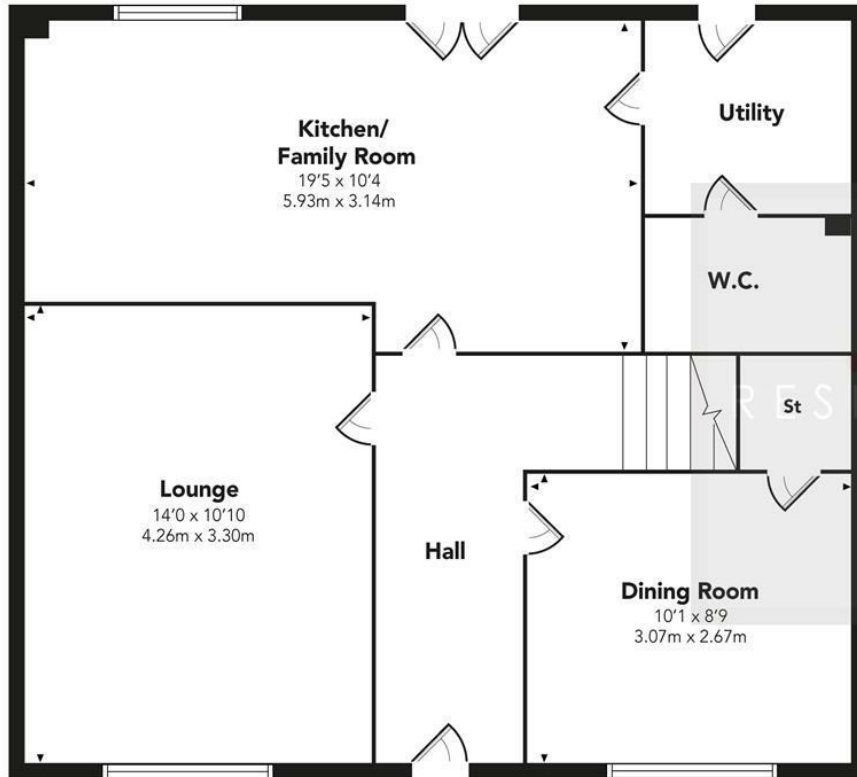


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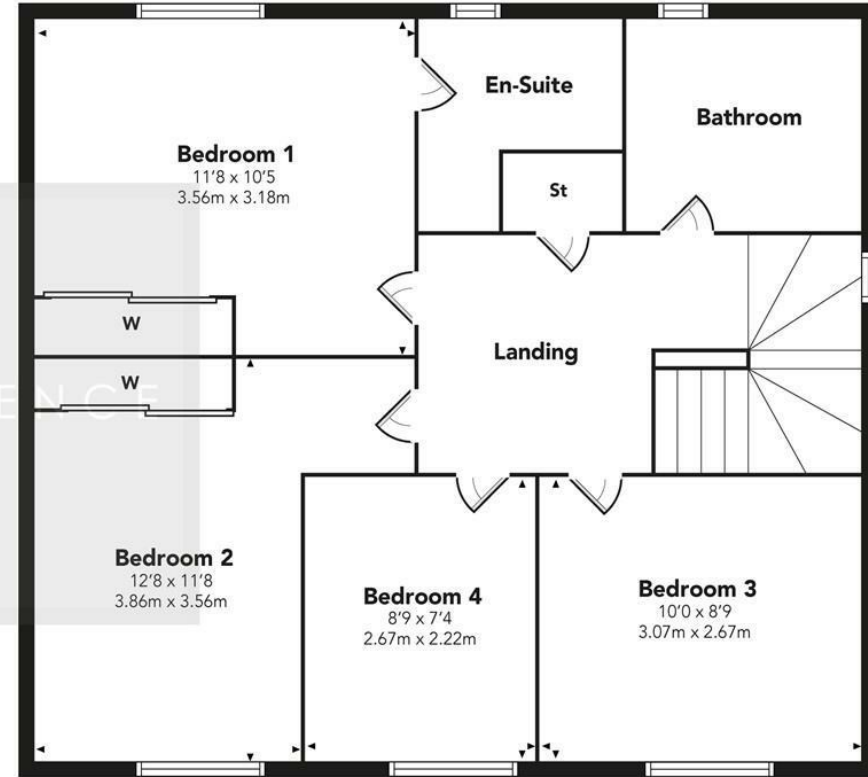


# Caronia Way

## GROUND FLOOR



## FIRST FLOOR



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.