



RESIDENCE

48 Durisdeer Drive, Hamilton, ML3 8XH

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Viewing by appointment with Residence Hamilton
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2 Bedrooms | 2 Public Rooms | 2 Bathrooms

Situated within a sought-after residential area, this tastefully presented and successfully extended Wimpey-built mid-terrace villa offers a deceptively spacious and well-proportioned layout arranged over two levels.

Presented in walk-in condition, the property is an excellent opportunity for first-time buyers. The accommodation comprises an entrance vestibule leading into a bright and welcoming lounge/dining room, and a stylish fitted kitchen featuring a range of contemporary units, quality worktops, and integrated appliances. The ground floor further benefits from a modern three-piece shower room and a useful utility area which opens into a versatile family room, complete with double-glazed doors providing direct access to the rear garden.

The upper level hosts two bedrooms, both with wardrobes, along with a modern family bathroom fitted with a three-piece suite, chrome towel rail, and attractive wall tiling.

Additional features include gas central heating, double glazing, CCTV security cameras, an alarm system, a floored loft with pull-down ladder, designated rear parking space, and enclosed rear gardens offering a good degree of privacy.

Early internal viewing is highly recommended to fully appreciate the quality, space, and finish of this impressive starter home.

Durisdeer Drive is located within the ever-popular High Earnock district of Hamilton. The town offers excellent shopping and leisure facilities, including golf courses, swimming pools, gyms, and parks. There are several well-regarded primary and secondary schools serving all denominations. Hamilton town centre provides a wide selection of restaurants, bars, and retail outlets, including the nearby Regent Shopping Centre. Excellent transport links are available via mainline train and bus services with direct access to Glasgow city centre and beyond, while the M74 motorway offers convenient travel throughout the Central Belt.



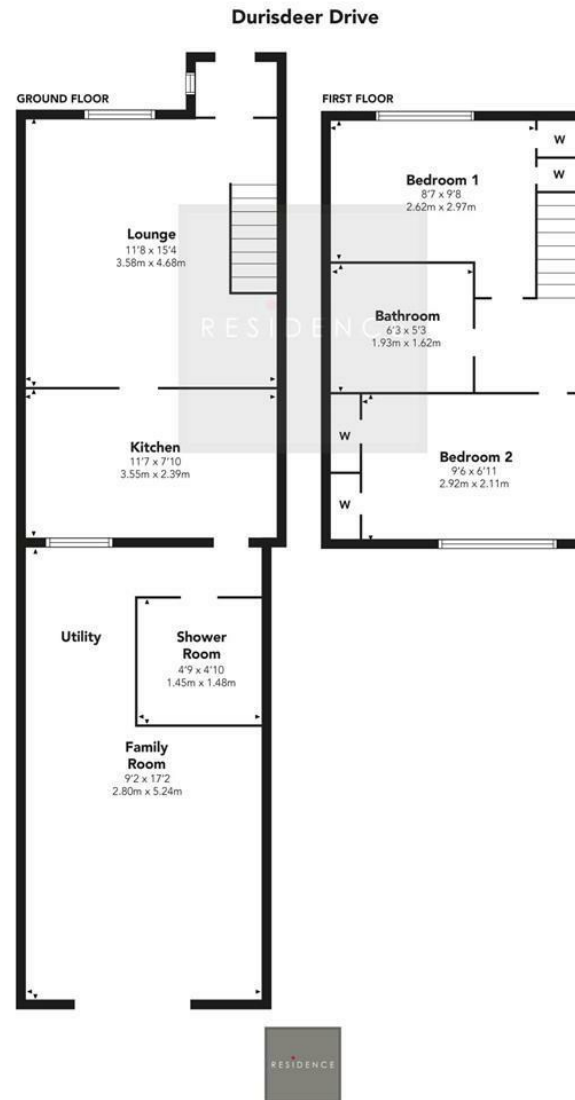
742.00 sq ft | EER = C



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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.