



RESIDENCE

22 Ardlui Gardens, Hamilton, ML3 8QJ

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4 Bedrooms | 2 Public Room | 3 Bathroom



This beautifully presented, Avant-built four-bedroom detached family villa is offered in true walk-in condition and is set within the highly desirable Highstonehall development.

The property boasts a thoughtfully designed and spacious layout of bright, airy apartments arranged over two levels. Externally, the home enjoys landscaped rear gardens, complete with a covered storage area and garden shed.

The internal accommodation begins with a welcoming open-plan reception hallway featuring a staircase to the upper level and direct access to the impressive integrated kitchen. The generous kitchen is open plan to a stylish family living area, with bi-fold doors leading out to a decorative rear patio — perfect for indoor-outdoor living and entertaining. There is also a formal and beautifully presented lounge with a contemporary media wall and pleasant rear aspects. A convenient cloakroom/WC, finished with tiling to both floor and walls, completes the ground floor.

Upstairs, a spacious landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes with ample shelving and hanging space, along with a private en-suite shower room. Bedroom two also features fitted wardrobes. The modern family bathroom is fitted with a contemporary three-piece suite and stylish tiling.

The enclosed rear garden has been thoughtfully landscaped to create a fantastic outdoor space, featuring a large, attractive patio area, a children's play section with bark and artificial grass, a playhouse, bordered planters, and privacy fencing.

Further features of the home include integrated appliances, gas-fired central heating with Hive thermostat control, double glazing, bi-fold doors, a monobloc driveway, and an integral garage.

Early viewing is highly recommended to fully appreciate this attractive and undoubtedly popular home.

Highstonehall is ideally positioned on the outskirts of Hamilton.



1227.00 sq ft | EER = C

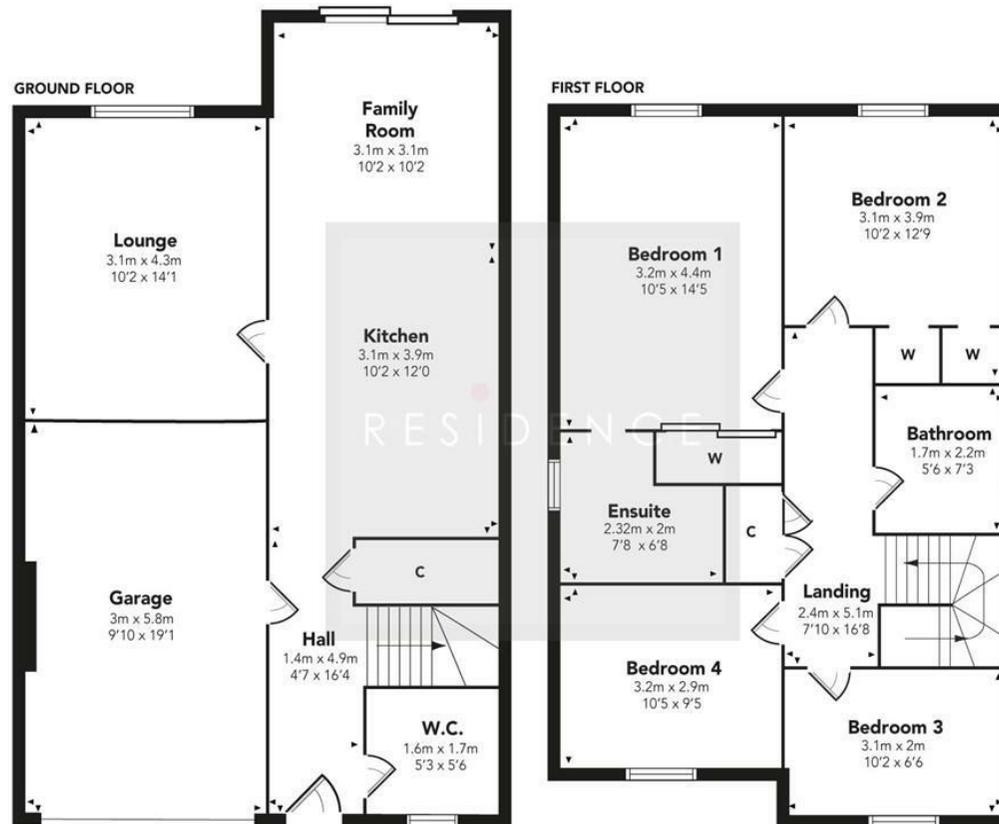


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.