



RESIDENCE

6 Castlehill Crescent, Hamilton, ML3 7DG

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Viewing by appointment with Residence Hamilton

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RESIDENCE



5 Bedrooms | 5 Public Rooms | 4 Bathrooms



Set amidst extensive mature gardens within the heart of Barncluith, this gated sandstone villa enjoys a particularly private position within a stunning and tranquil setting. Castlehill Crescent comprises only four substantial period villas arranged around a large private residents' garden, offering a rare sense of security and exclusivity, yet remaining just a short walk from Hamilton town centre and excellent commuter links.

The formal front gardens are bounded by mature trees, with lawns sweeping gently towards the residents' garden, creating an impressive approach to the handsome façade. To the rear, accessed from Barncluith Road, there is ample gated parking within a generous courtyard style arrangement and a highly versatile detached home office with adjoining gmaes room/office/storage.

Internally, the property exudes period character and scale, retaining intricate plasterwork and cornicing, deep moulded skirtings and facings, and beautifully proportioned apartments throughout.

The ground floor begins with an entrance vestibule leading to a broad reception hall and staircase. To the front, a magnificent formal lounge with bay window provides elegant entertaining space, while a generous dining room sits to the rear. The impressive open-plan kitchen/family/dining room fitted with AGA appliances forms the heart of the home, and is complemented by a separate family room and a comfortable TV room. A utility room, rear vestibule and WC add practicality. A substantial games room/office with its own entrance offers excellent flexibility for home working or business use.

Upstairs, five well-proportioned double bedrooms are arranged off a spacious landing. The principal bedroom benefits from an en-suite, while a family bathroom and separate shower room serve the remaining bedrooms. This is a rare opportunity to acquire a substantial period home combining grandeur, privacy and exceptional outdoor space within one of Hamilton's most prestigious addresses

3509.00 sq ft | EER = D

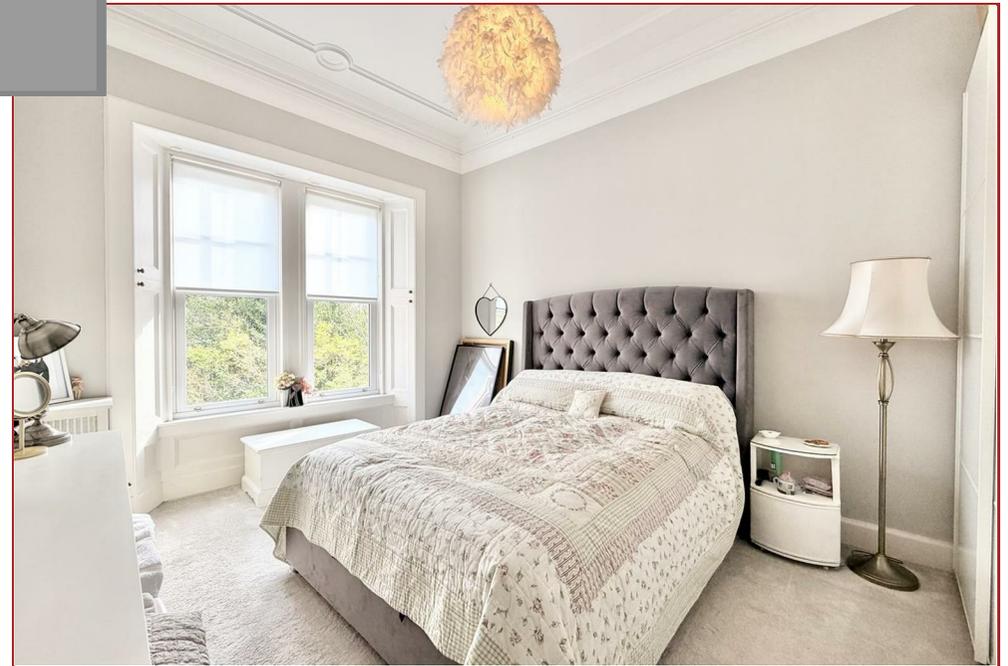


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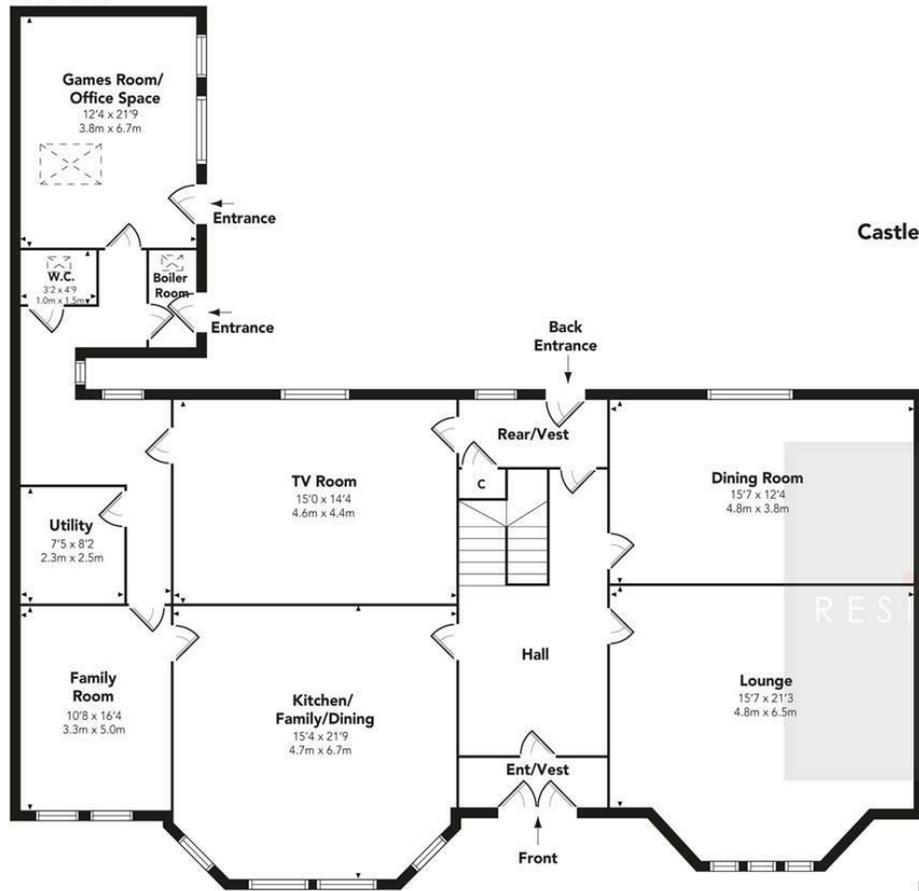


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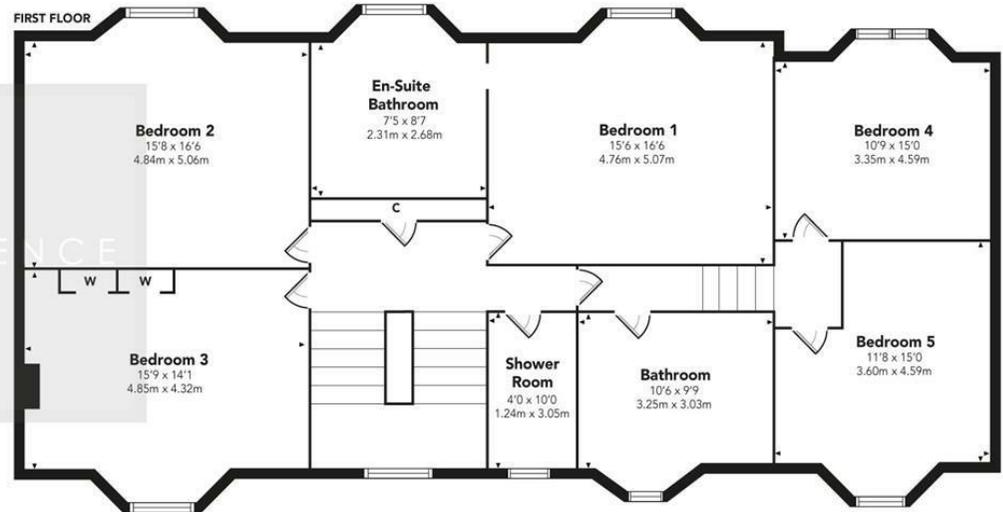


GROUND FLOOR



Castlehill Crescent

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.