



RESIDENCE

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 2 Public Rooms | 4 Bathrooms

Situated within the desirable Hamilton Heights development, this impressive Robertson built family home, the sought after Mackintosh Garden Room house type offers an exceptional array of spacious, bright, and versatile living accommodation.

This stunning five-bedroom detached villa is presented in walk-in condition and occupies an enviable plot within the development, benefiting from a south-west facing rear garden and open countryside views.

Only by internal inspection can the size, quality, and superb layout of this beautiful home be fully appreciated.

The accommodation comprises a welcoming reception hallway with staircase leading to the upper floor, a cloakroom/WC, a formal lounge with aspects to front and an impressive contemporary integrated kitchen with an open-plan family and dining area which flows seamlessly into a generous garden room featuring bi-fold doors opening onto the rear garden. Completing the ground floor is a practical utility room with direct access to the double integral garage.

The upper floor offers a bright and spacious landing, five well-proportioned bedrooms, two en-suite shower rooms, and a stylish contemporary family bathroom.

Further features include gas central heating, double glazing, beautifully maintained gardens with an enclosed rear garden, a monobloc driveway, and a double integral garage.

Hamilton Heights is situated off Strathaven Road on the outskirts of Hamilton, offering an ideal balance of peaceful surroundings and excellent local amenities. Hamilton boasts a wide range of shopping facilities, sports and leisure amenities including golf courses, swimming pools, gyms, and parks, together with several highly regarded schools and the prestigious Hamilton College. The town also offers an excellent selection of restaurants, bistros, cafés, and pubs, while providing convenient access to the surrounding towns and cities of East Kilbride, Motherwell, Glasgow, and Edinburgh.



1980.56 sq ft | EER = B



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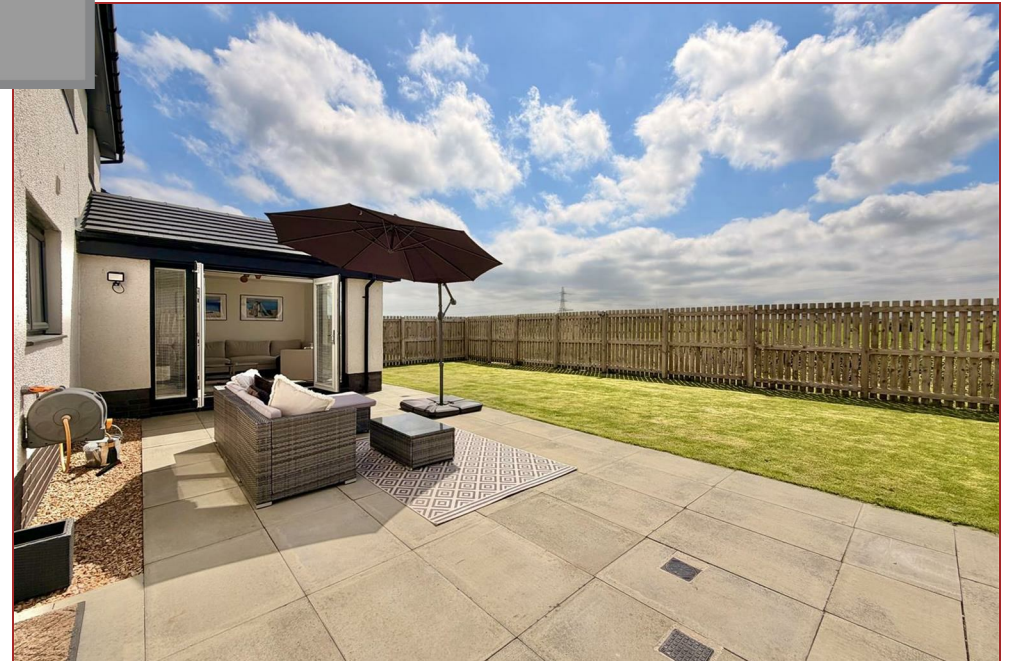


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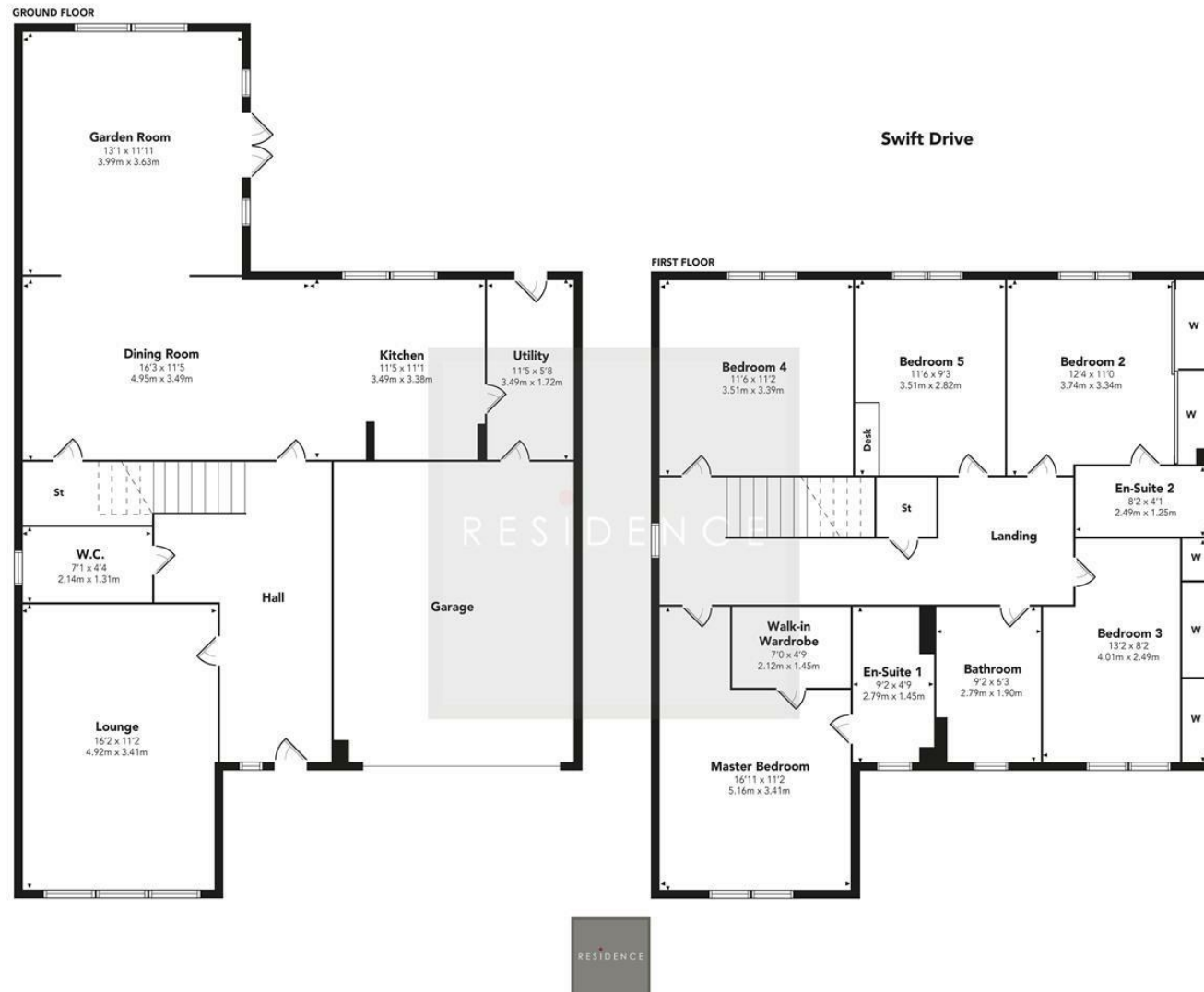




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors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