



RESIDENCE

23 Merrick Gardens, Quarter, ML3 7XS

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 2 Public Room | 2 Bathroom

This impressive and successfully extended four-bedroom detached bungalow enjoys a quiet position within a sought-after residential cul-de-sac in the popular village of Quarter. Beautifully presented and finished to a high standard throughout, the property offers an exceptionally spacious and versatile layout that can be easily adapted to suit a variety of family requirements.

The accommodation is centred around a welcoming reception hallway and includes a generous contemporary fitted dining kitchen with ample space for family dining. Located off the kitchen is a useful utility room and entrance porch together with a separate study/home office, ideal for those working from home.

A particular highlight of the property is the impressive garden room/family lounge extension. Bright, airy and generously proportioned, this excellent additional living space enjoys plenty of natural light and provides an attractive setting for both everyday family life and entertaining.

The bungalow was originally designed with four bedrooms and currently offers a particularly flexible arrangement. Bedroom four is presently utilised as an additional living room, while bedrooms two and three have been incorporated to create a combined bedroom and living area. This space can readily be reinstated as two separate bedrooms by creating access from the hallway into the bedroom, allowing the property to comfortably function once again as a four-bedroom home.

The principal bedroom is a generous double room with fitted wardrobes and benefits from its own en-suite shower room. There is also an attractive contemporary fitted family bathroom, while excellent built-in storage is provided throughout the property.

Further features include gas central heating and double glazing.

Externally, the bungalow occupies well-maintained gardens, a substantial driveway providing off-street parking and access to the detached garage. Quarter is a popular semi-rural village on the outskirts of Hamilton.



1291.67 sq ft | EER = C

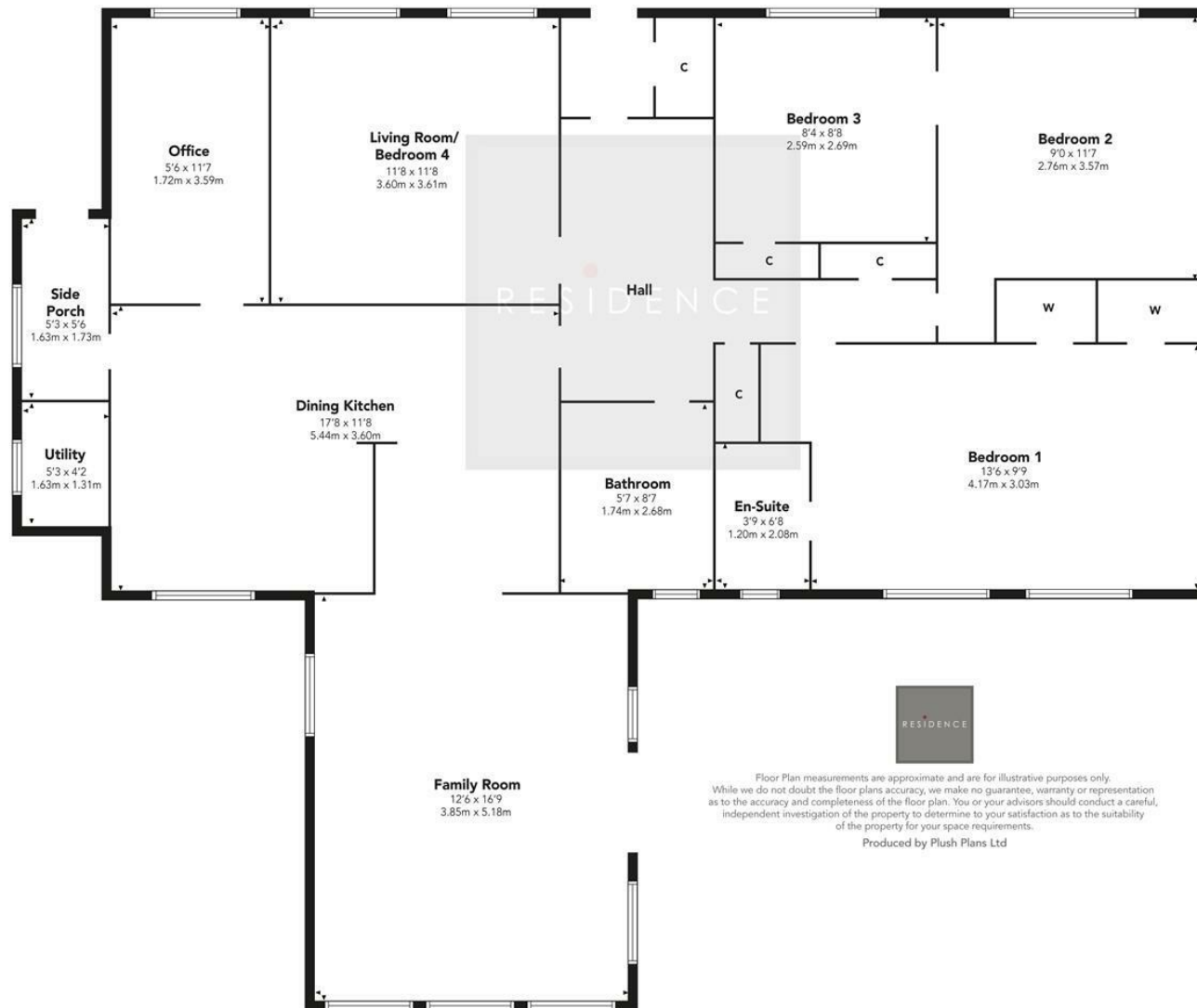


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Merrick Gardens



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.