



RESIDENCE

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

A rare opportunity to acquire this stunning traditional sandstone detached villa, set within one of Hamilton's most sought-after residential addresses. Beautifully combining timeless period character with stylish contemporary finishes, this exceptional home offers versatile and spacious accommodation, perfectly suited to modern family living.

The accommodation begins with a welcoming reception hallway, leading through to an impressive open-plan living space incorporating a bright lounge, dining area and contemporary kitchen. A feature wood-burning stove creates a warm focal point, while two sets of Bi-Fold doors flood the room with natural light and open directly onto the decking and rear garden, seamlessly blending indoor and outdoor living. The kitchen also provides access to a generously proportioned, well-appointed utility room with a door leading to the driveway.

The ground floor also features a beautifully presented family bathroom, complete with both a bath and separate shower enclosure. Completing this level are two spacious, front-facing bay-windowed rooms, offering exceptional flexibility. Currently configured as a formal lounge and a 3rd bedroom, both could equally serve as a generous ground-floor bedrooms if desired.

A striking staircase leads to the upper level, where there are two further bedrooms. The generous principal bedroom enjoys the added luxury of a modern en-suite shower room, while the fourth bedroom offers excellent flexibility as a child's bedroom, nursery or home office.

Externally, the property enjoys generous gardens to the front and rear, enclosed by mature hedging and fencing to provide a good degree of privacy. A large driveway offers ample off-street parking.

Additional features include gas central heating, double glazing throughout, a charming wood-burning stove and excellent outdoor space, making this a truly outstanding family home in an enviable location.

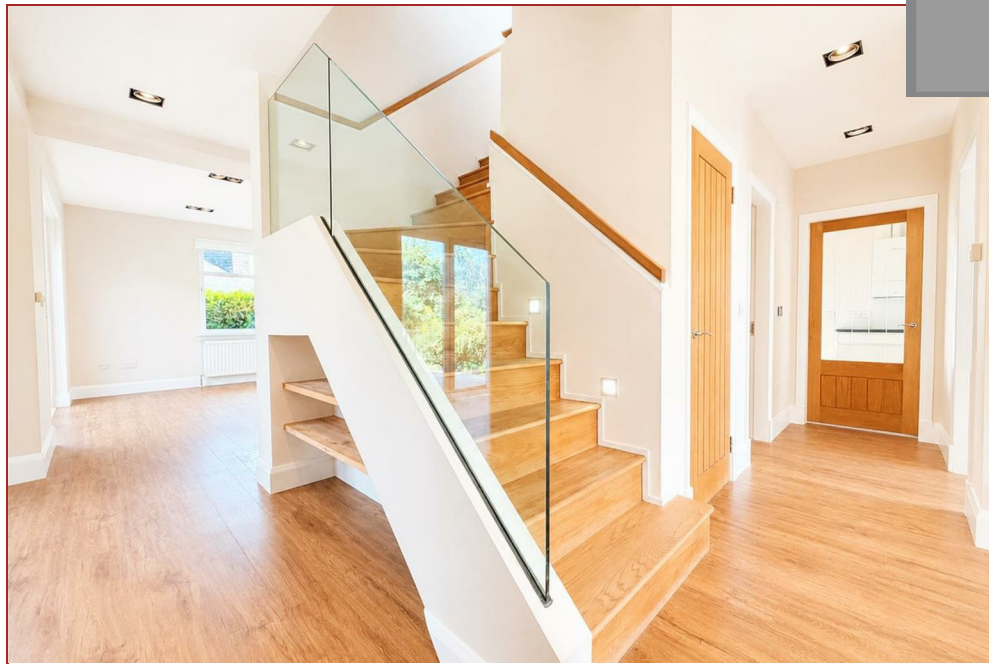


1323.96 sq ft | EER = D



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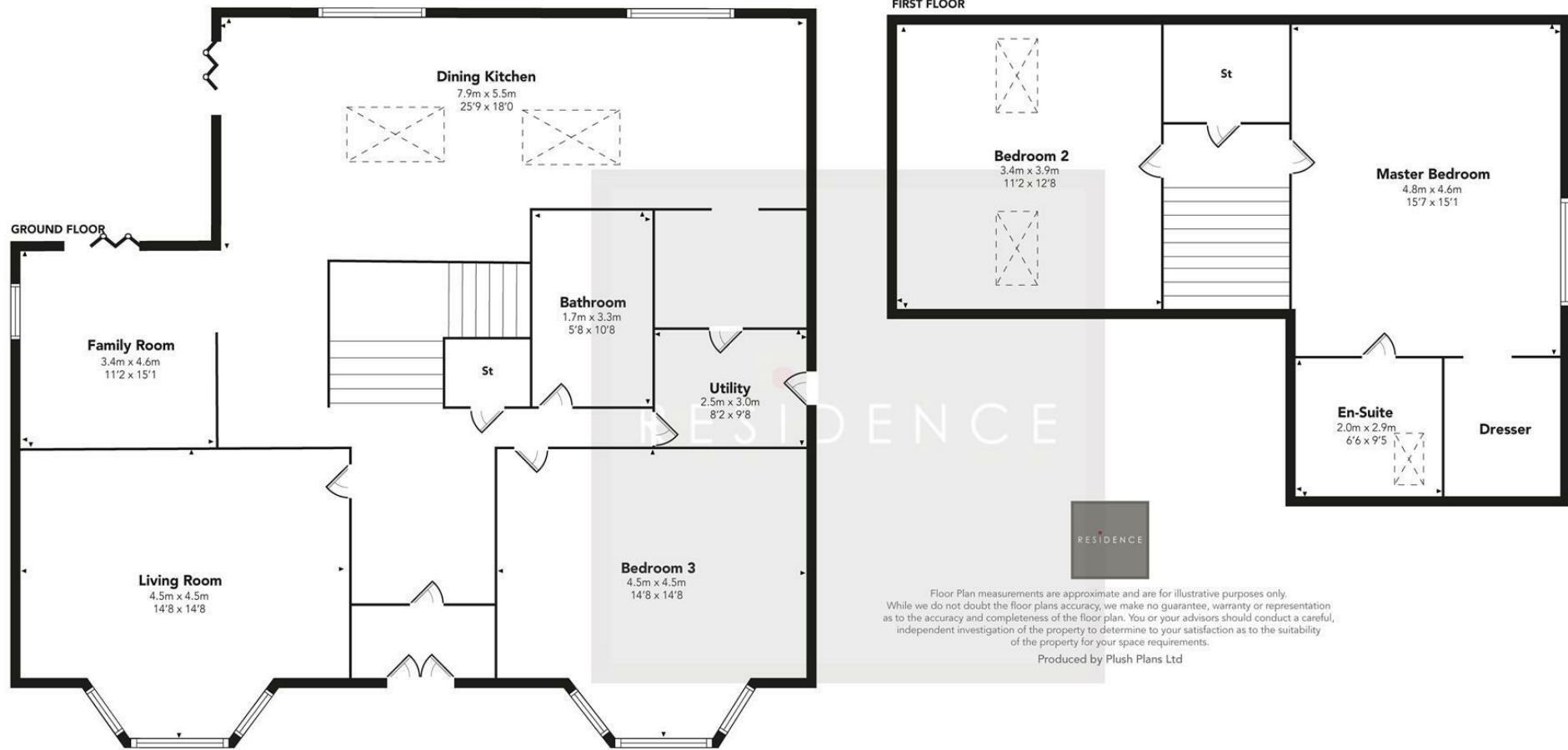
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Winburne Crescent



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.