



RESIDENCE

62 Union Street, Hamilton, ML3 6NA

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Room | 4 Bathrooms

'Mansewood' is a substantial and locally admired traditional detached family home, occupying an impressive position in the heart of Hamilton. Set within generous grounds and approached through a gated sandstone entrance with sweeping driveway, this imposing 7/8 apartment home offers considerable space, character and potential.

Retaining many attractive traditional and period features, the accommodation extends over three levels. An entrance vestibule opens into a grand reception hallway with cloakroom/WC, formal lounge, separate sitting room and a generous open-plan kitchen with family/informal dining area. An additional living room provides excellent flexibility and could equally serve as a home office or fifth bedroom. A staircase from the hallway leads to the substantial basement, providing valuable additional space and storage.

Upstairs are four generous double bedrooms, including an impressive principal bedroom with walk-in dressing room and large en-suite bathroom. There is also a separate laundry room and family bathroom.

Further features include gas central heating, substantial private grounds, a large driveway providing ample off-street parking, double garage and enclosed walled rear gardens offering an excellent degree of privacy.

Mansewood would benefit from a programme of modernisation and upgrading, presenting an excellent opportunity for a purchaser to create an outstanding family home to their own specification. The Home Report valuation reflects the property's current condition and the level of works required. Subject to the extent and standard of improvements undertaken, we believe the property has the potential to achieve an end value in the region of £800,000-£850,000.

Union Street is ideally positioned for Hamilton town centre and its extensive amenities, including excellent shopping, restaurants and cafés, sports and leisure facilities, parks and transport links.



3541.33 sq ft | EER = D



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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.