



RESIDENCE

28 Birch Brae, Hamilton, ML3 7LJ

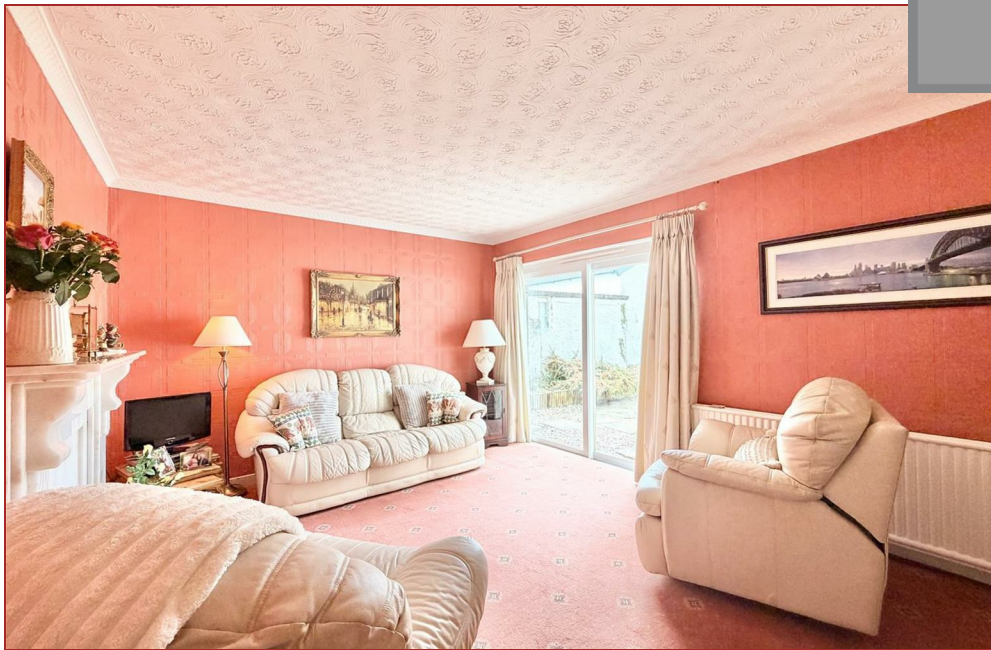
www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
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4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This deceptively spacious chalet-style bungalow is set within the ever-popular and desirable Birch Brae in Silvertonhill, Hamilton, and offers an excellent range of spacious and versatile accommodation formed over two levels.

The property provides flexible living space which can be adapted to suit a variety of family requirements. The ground floor accommodation comprises a welcoming reception hallway that could be utilised as an informal dining area, a generous formal lounge, spacious dining/family room and a breakfasting kitchen with adjoining utility room. There are two well-proportioned bedrooms on the ground floor together with the feature main family bathroom.

On the upper floor there are two further double bedrooms, both with fitted wardrobe space, a shower room and an additional office/relax room. There is also useful eaves/storage space.

Further features include gas central heating, double glazing and excellent storage throughout.

Externally, the property is complemented by established gardens, with the rear garden offering a good degree of privacy. To the front, a generous monobloc driveway provides ample off-street parking and leads to the garage.

Birch Brae is situated within the popular Silvertonhill area of Hamilton, a well-established residential location convenient for a wide range of local amenities. Hamilton itself offers excellent shopping facilities, supermarkets, restaurants and leisure amenities, together with a selection of primary and secondary schooling. The area is also well placed for commuters, with regular bus and rail services and convenient access to the M74 motorway network, providing links throughout the Central Belt.

The size and versatility of this attractive chalet-style bungalow can only be fully appreciated by viewing.



1905.21 sq ft | EER = E



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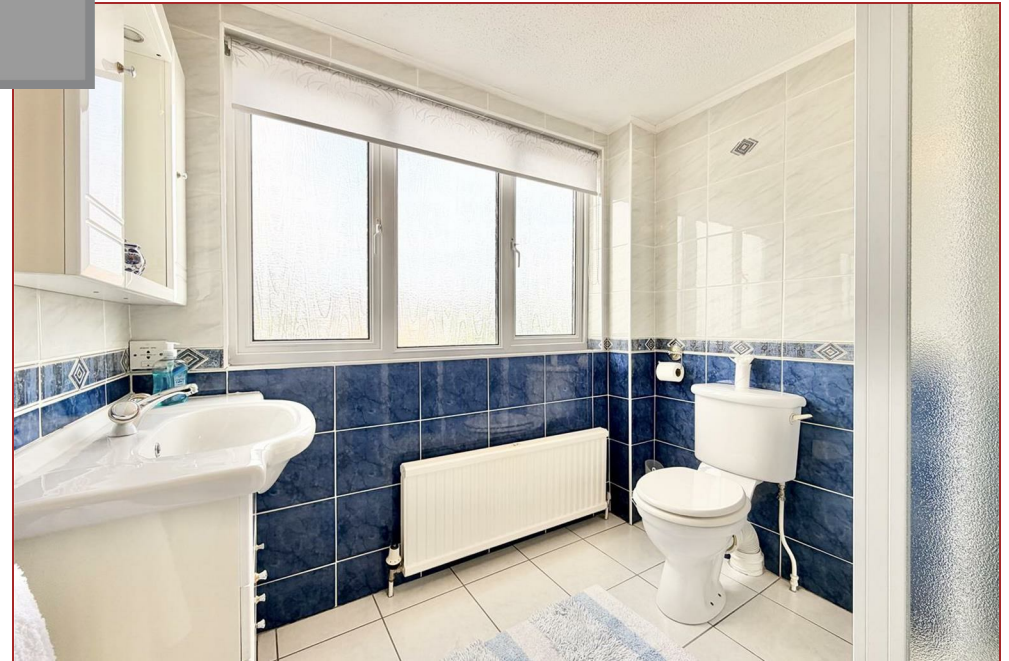


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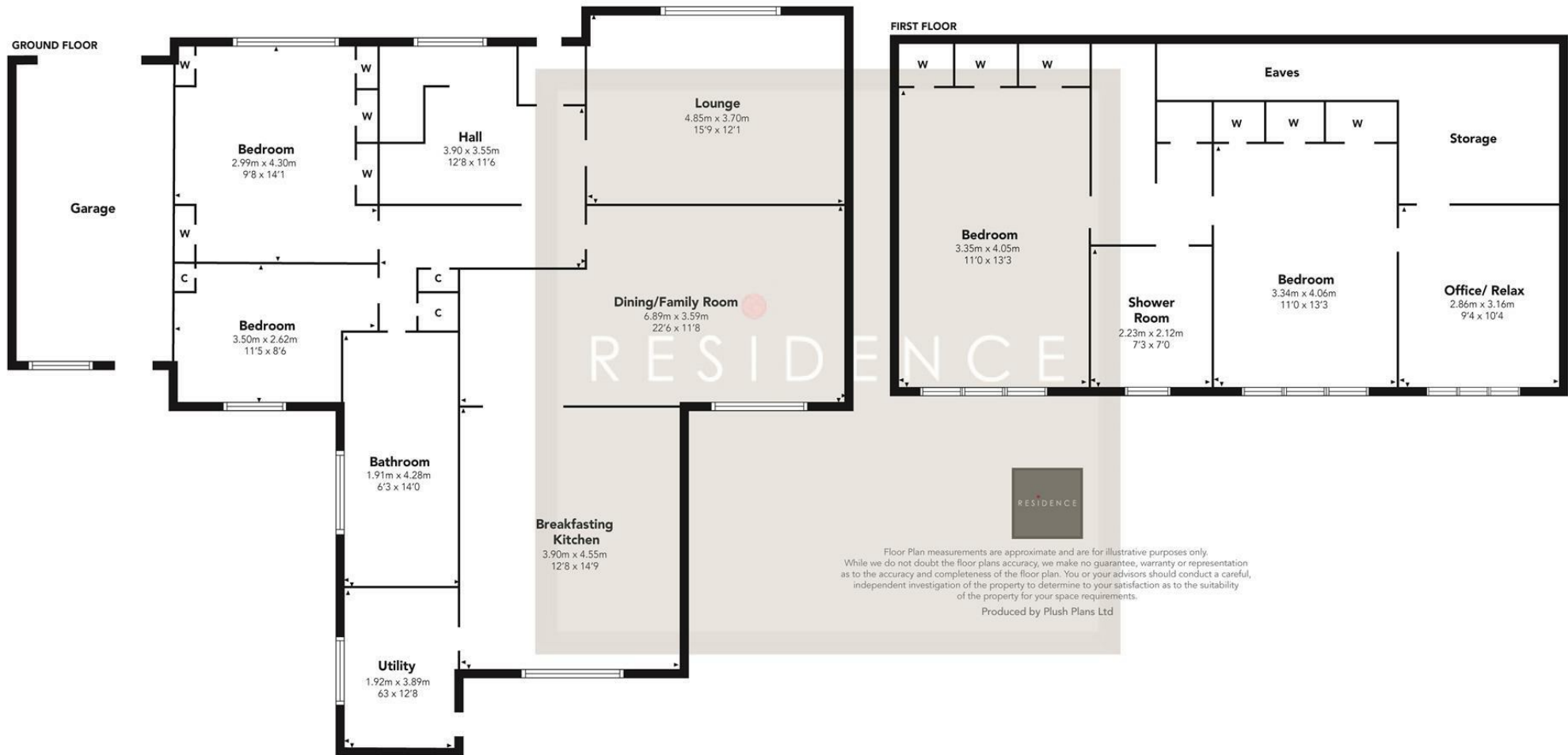
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Birch Brae



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.