

RESIDENCE

9 Poplar Crescent, Quarter, ML3 7FG

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG





RESIDENCE









4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This beautifully presented and successfully extended four-bedroom detached family villa is located within a quiet and desirable residential setting in the ever popular village of Quarter, on the outskirts of Hamilton.

The property occupies an excellent position within Poplar Crescent and enjoys a pleasant outlook over the neighbouring fields and farmland to the rear. Finished to a high standard throughout, this lovely family home offers spacious, bright and well-proportioned accommodation, complemented by a sizeable rear extension which has created an impressive garden room, ideal for modern family living and entertaining.

The accommodation comprises a welcoming reception hallway, a spacious and comfortable lounge with a feature bay window, a modern fitted kitchen with open-plan dining area and a superb garden room extension which provides an excellent additional living space overlooking the rear gardens. Completing the ground-floor accommodation is a useful utility room and a convenient cloakroom/WC.

On the upper floor there are four well-proportioned bedrooms, three of which benefit from fitted wardrobes, whilst the principal bedroom has its own modern en-suite shower room. A stylish four-piece family bathroom serves the remaining bedrooms.

Further features of the property include gas central heating, double glazing, modern kitchen and sanitary ware, and the impressive garden room extension which adds considerably to the overall living accommodation.

Externally, the property occupies an attractive position with a monobloc driveway to the front providing private off-street parking, together with access to the garage. The enclosed rear gardens have been well maintained and offer an excellent space for families and outdoor entertaining. Bordered by high timber fencing, the gardens enjoy a good degree of privacy and benefit from a particularly pleasant outlook towards the neighbouring open fields and farmland.

1410.07 sq ft | EER = C





RESIDENCE









RESIDENCE









RESIDENCE





Poplar Crescent



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.