



RESIDENCE

16 Windermere Gardens, Hamilton, ML3 7HL

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Viewing by appointment with Residence Hamilton

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



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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This beautifully presented, modernised and upgraded three/four-bedroom detached villa enjoys a lovely cul-de-sac setting within this popular residential development. Offering bright, spacious and versatile accommodation over two levels, the property is presented in walk-in condition and is perfectly suited to modern family living.

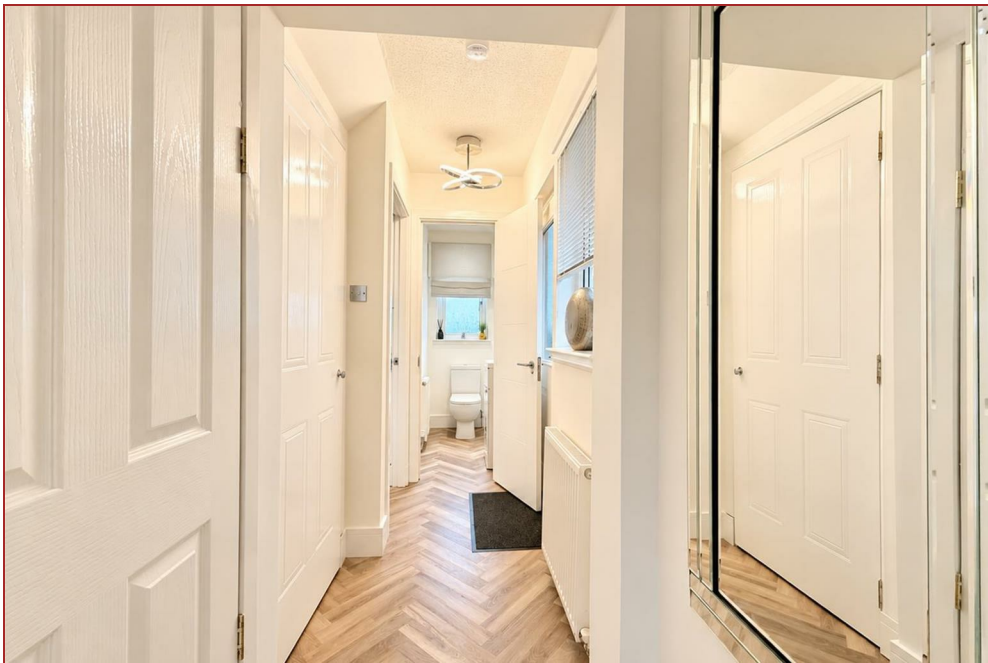
The home has been thoughtfully modified to include a garage conversion, providing an excellent additional family/sitting room which could equally serve as a fourth bedroom, home office or guest room.

The accommodation comprises a welcoming reception hallway, attractive front-facing lounge and a stylish, modern fitted open-plan dining room and breakfasting kitchen, creating an ideal space for everyday family living and entertaining. A useful side hallway provides additional storage, external access and leads to the cloakroom/WC and converted garage.

On the upper level, an attractive landing with storage provides access to three well-proportioned bedrooms and a stylish, contemporary fitted family bathroom.

Further features include gas central heating, double glazing and a monobloc driveway. The enclosed rear gardens have been designed for ease of maintenance and feature an artificial lawn and composite decking, providing an excellent outdoor space for relaxing and entertaining.

Windermere Gardens enjoys a highly convenient location within easy reach of Hamilton town centre, supermarkets, local shops and the excellent leisure facilities at Hamilton Palace Sports Ground. The area is well served by primary and secondary schooling, bus and rail links, whilst the nearby M74 motorway provides convenient access throughout the central belt and beyond.



1011.81 sq ft | EER = C



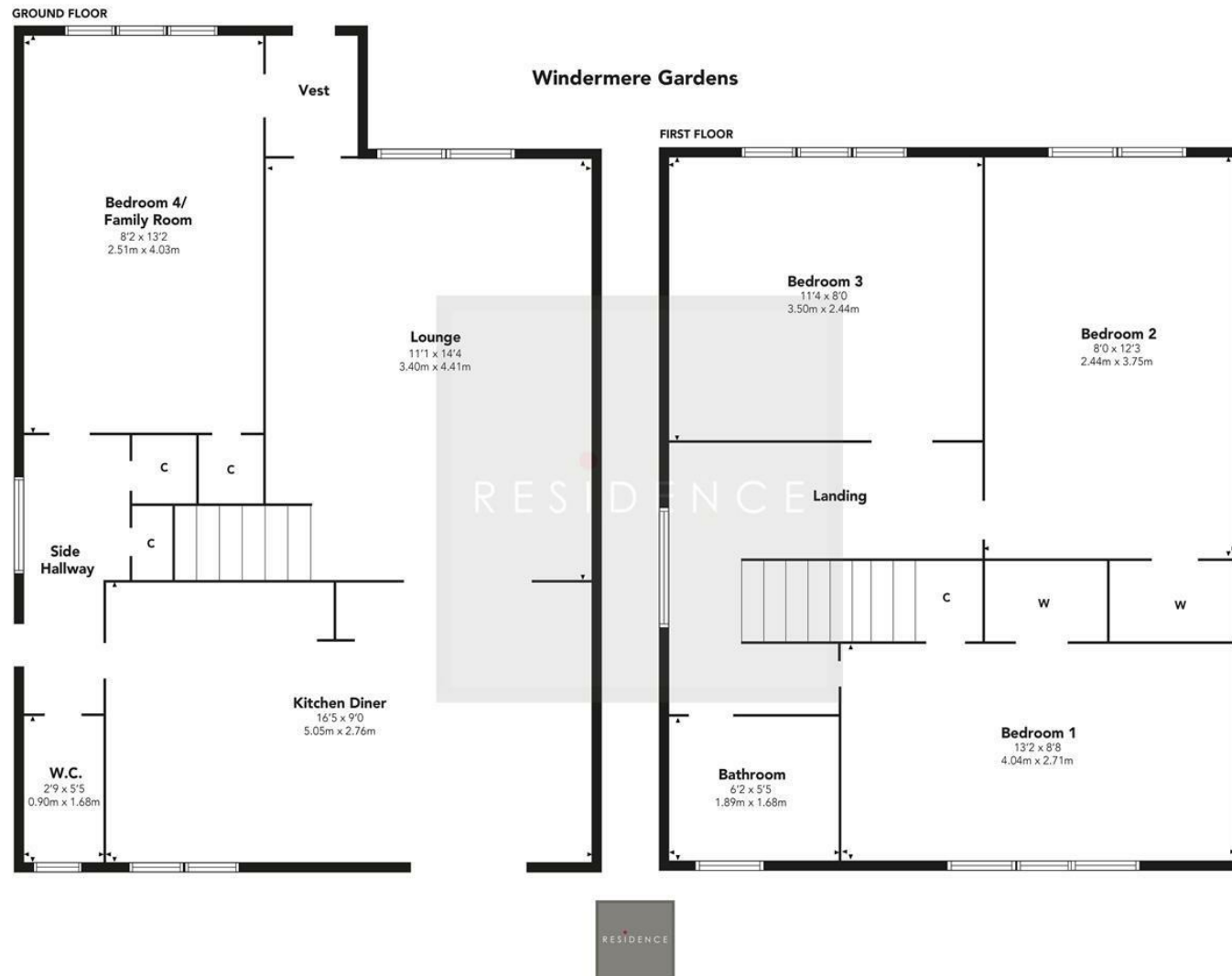


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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors 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.