

RESIDENCE

6 Ontario Gate, Hamilton, ML3 8GB

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





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4 Bedrooms | 1 Public Rooms | 3 Bathrooms

This beautifully presented four bedroom detached villa is a modern Barratt built home of the popular Dean house type, situated within the Cornhill Village development in Hamilton.

Offering approximately 1,281 sq ft of thoughtfully designed and well-proportioned accommodation, the property is presented in excellent decorative order throughout and is in true walk-in condition, making it an ideal purchase for families seeking a stylish, contemporary home.

The accommodation is arranged over two levels and comprises a welcoming reception hallway, a bright and spacious front facing lounge and an impressive open-plan kitchen, dining and family area to the rear, with French doors providing direct access to the gardens. The ground floor is further enhanced by a separate utility room, cloakroom/WC and useful storage.

On the upper floor, a central landing provides access to four well-proportioned bedrooms, with the generous principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms offer flexibility for family living, guest accommodation or home working, whilst a modern family bathroom and additional storage complete the accommodation.

Further features of this attractive home include gas central heating, double glazing and an integral garage.

Externally, the property enjoys a monobloc driveway extending to the front and side, providing convenient off-street parking. The enclosed rear garden is laid predominantly to lawn with a slabbed patio area, ideal for outdoor dining and entertaining, whilst timber fencing provides privacy and enclosure.

Cornhill Village is a popular modern residential development within Hamilton, offering an attractive setting for family living with convenient access to local amenities, schooling and transport links.

1280.91 sq ft | EER = B





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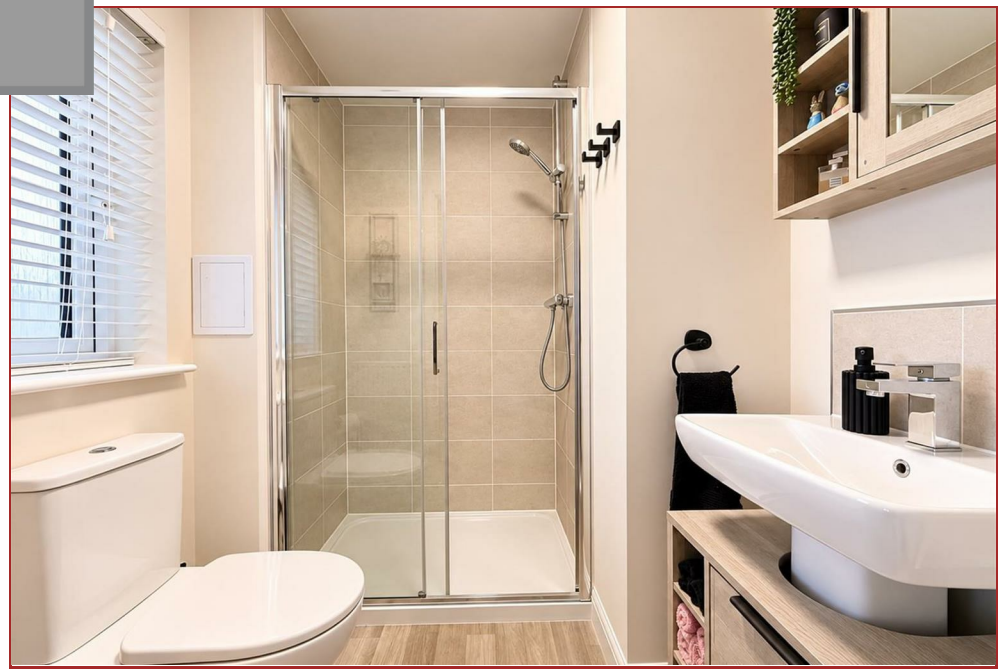





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Ontario Gate



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.