



RESIDENCE

Shott House Hamilton Road, Blantyre, G72 9UD

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Viewing by appointment with Residence Hamilton

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## 4 Bedrooms | 3 Public Rooms | 3 Bathrooms

\*\*\*HOME REPORT £650,000\*\*\*

Occupying such a secluded location this charming 'B' listed property is set behind large electric gates at the end of a tree lined driveway. "Shott House" one of the oldest habitable houses in Lanarkshire, dating back to circa 1603.

Not only the opportunity of purchasing a five-bedroom, three public room house but your own piece of history too. The stone gables have the traditional "Crowstep" design which is a period feature prior to the 1850s.

The accommodation in full stretches to an Impressive formal lounge with feature fire and surround, formal sitting room, formal dining room, WC, dining size kitchen complete with Aga range stove. On the first floor are three bedrooms with one being utilised as a dressing room, en-suite shower room, family bathroom with his and hers wash hand basins. Completing the accommodation is two further bedrooms on the second floor.

The enclosed floor plan will provide a detailed layout of the property; however, viewing is a essential in order to fully appreciate the layout, period style, gardens and setting on offer.

The surrounding gardens are a fabulous feature and are extensive to the rear, with mature trees, immaculate lawns and ample parking to the front with large, detached garage.

Blantyre is a town of rich heritage, history, and is famous for being the birthplace of the explorer David Livingstone. The area offers excellent shopping amenities and retail parks within Blantyre itself, Hamilton and East Kilbride. Blantyre provides a library, sports centre with gym and swimming pool and excellent primary and secondary schooling. The area has several parks, picturesque walks, pubs, bistros and restaurants. There are regular bus and train links to the surrounding towns and cities including Glasgow. For those commuting by car, the nearby A725 East Kilbride Expressway links with the M74 and M8 motorways to Glasgow, Edinburgh and the surrounding towns.



1980.56 sq ft | EER = E



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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.