



RESIDENCE

37 Mote Hill, Hamilton, ML3 6EA

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms



This exceptionally well finished luxury penthouse flat occupies the full upper floor and commands views towards the Mausoleum and beyond.

The property was previously a four bedroom flat and over the past few years has undergone an extensive programme of modernisation and reconfiguration which has significantly improved the home including creating a more fashionable open plan living space. The home has been beautifully decorated throughout and finished with luxury carpeting, tiling and hardwood floors whilst a new luxury kitchen has been installed which incorporates a range of integrated appliances, finished with granite worktops. The bathroom and en-suite have also been overhauled and finished with beautiful tiling and luxury sanitary ware.

Access to the flat is optional via stairs or key secure lift with direct access to the property. Additional features include gas central heating, double glazing and ambient mood lighting whilst a home management system has been installed in addition to a multi room Control 4 audio system.

The accommodation comprises communal entrance hall with optional stairs or lift access to the property, large private reception hall, spacious open plan lounge with dining area and bar section, modern luxury kitchen, impressive family bathroom and three double bedrooms with master en-suite and large walk-in dressing room with sauna facility. Bedroom three is currently used as a cinema room whilst on the ground floor is a double garage.

The communal factored gardens are well-kept with lawns, trees and residents parking.

Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping and sports facilities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College whilst for those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh.



2389.00 sq ft | EER = C



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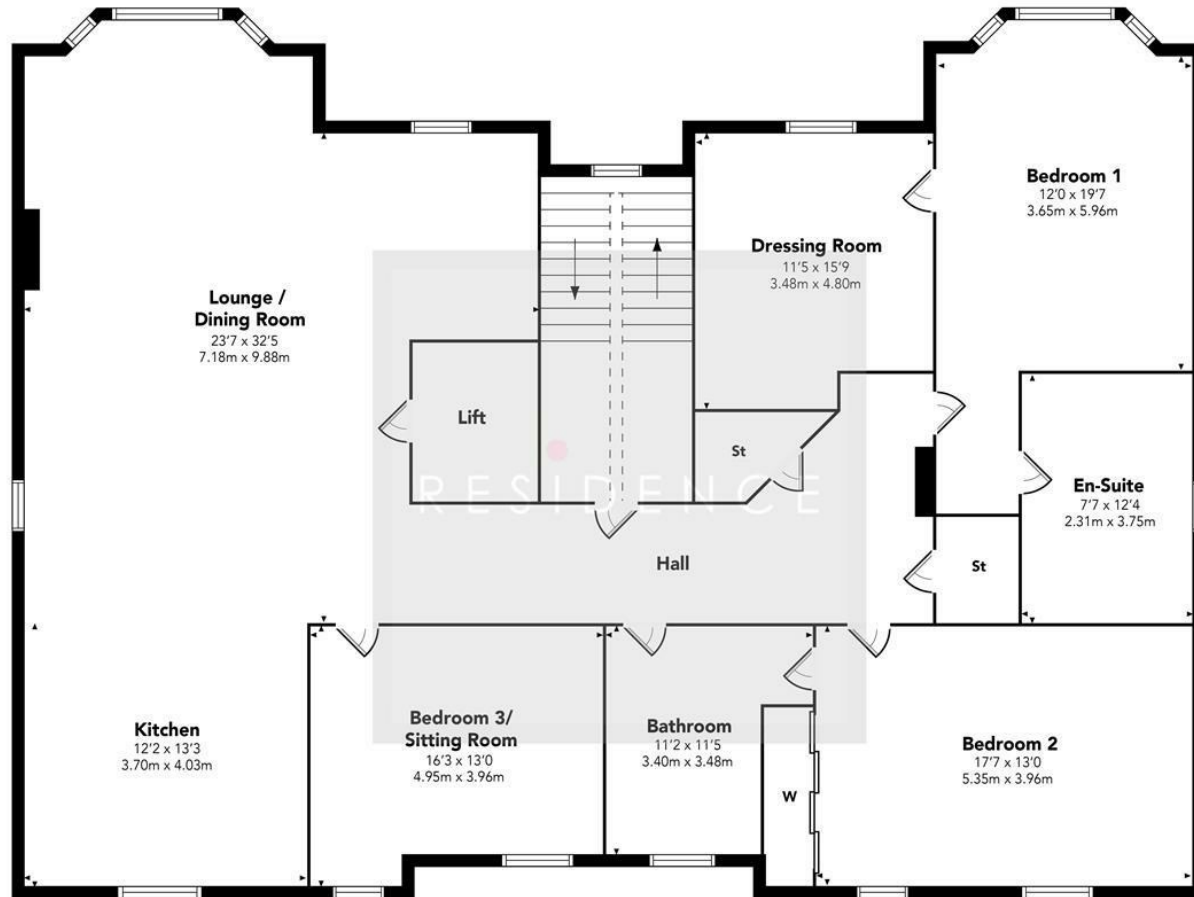




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Mote Hill



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.