



RESIDENCE

10 Greenshields Court, Lesmahagow, ML11 0PP

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)

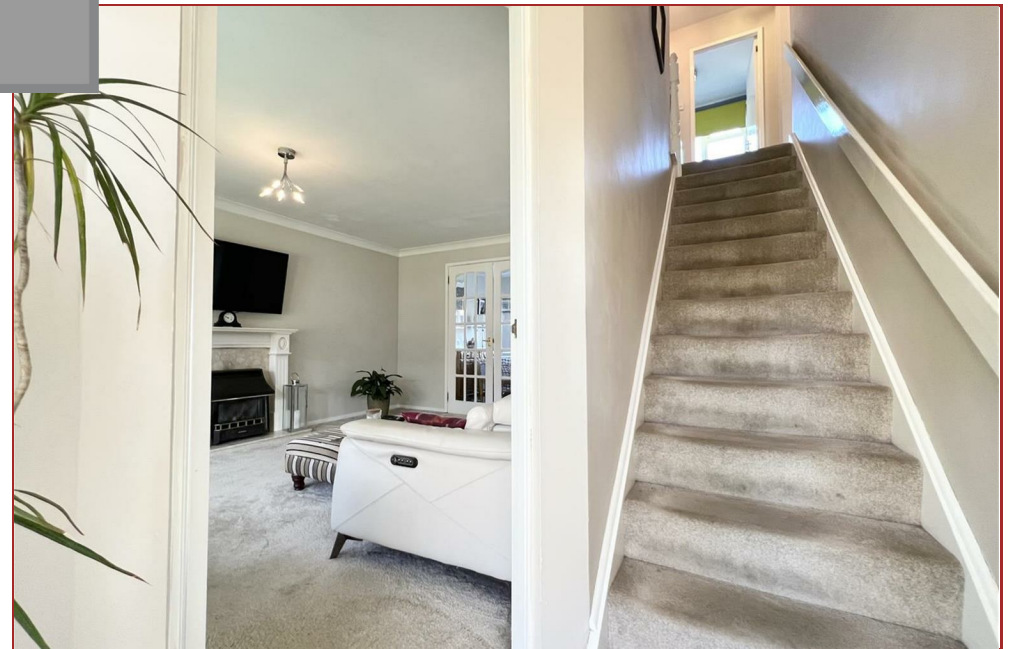


Viewing by appointment with Residence Hamilton

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



RESIDENCE





## 4 Bedrooms | 1 Public Rooms | 3 Bathrooms

Located within a popular residential cul-de-sac, this impressive four bedroomed detached villa is a wonderful family home with excellent views to the rear.

The accommodation comprises; welcoming reception hallway with staircase to the upper floor level, cloaks/wc, spacious bay window lounge with focal point living flame gas fire, formal dining room with double glazed aspects to the rear, breakfasting size integrated kitchen with utility area. On the upper floor there are four bedrooms with master en-suite shower whilst there is a separate family bathroom..

Features of the property include gas fired central heating and double glazing. Furthermore there is a monoblock driveway, integrated garage and well maintained gardens to both the front and rear.

The property is set within a modern development on the periphery of Lesmahagow village. Lesmahagow provides everyday shopping facilities including a new Tesco store and good schooling. Nearby is the Clyde Valley which is renowned for its variety of garden centres and scenic walks. The surrounding area offers a wide variety of parks, sports facilities and several pubs and restaurants. The surrounding towns of Lanark and Hamilton offer a wide range of shopping facilities including retail parks, regular public transport by bus or train to Glasgow, Edinburgh and the surrounding towns. For those commuting by car the road network links with the M74 motorway both north and southbound and to the M8 motorway linking Glasgow and Edinburgh. Glasgow airport is easily accessible with the recently opened extension to the M74.



sq ft | EER =

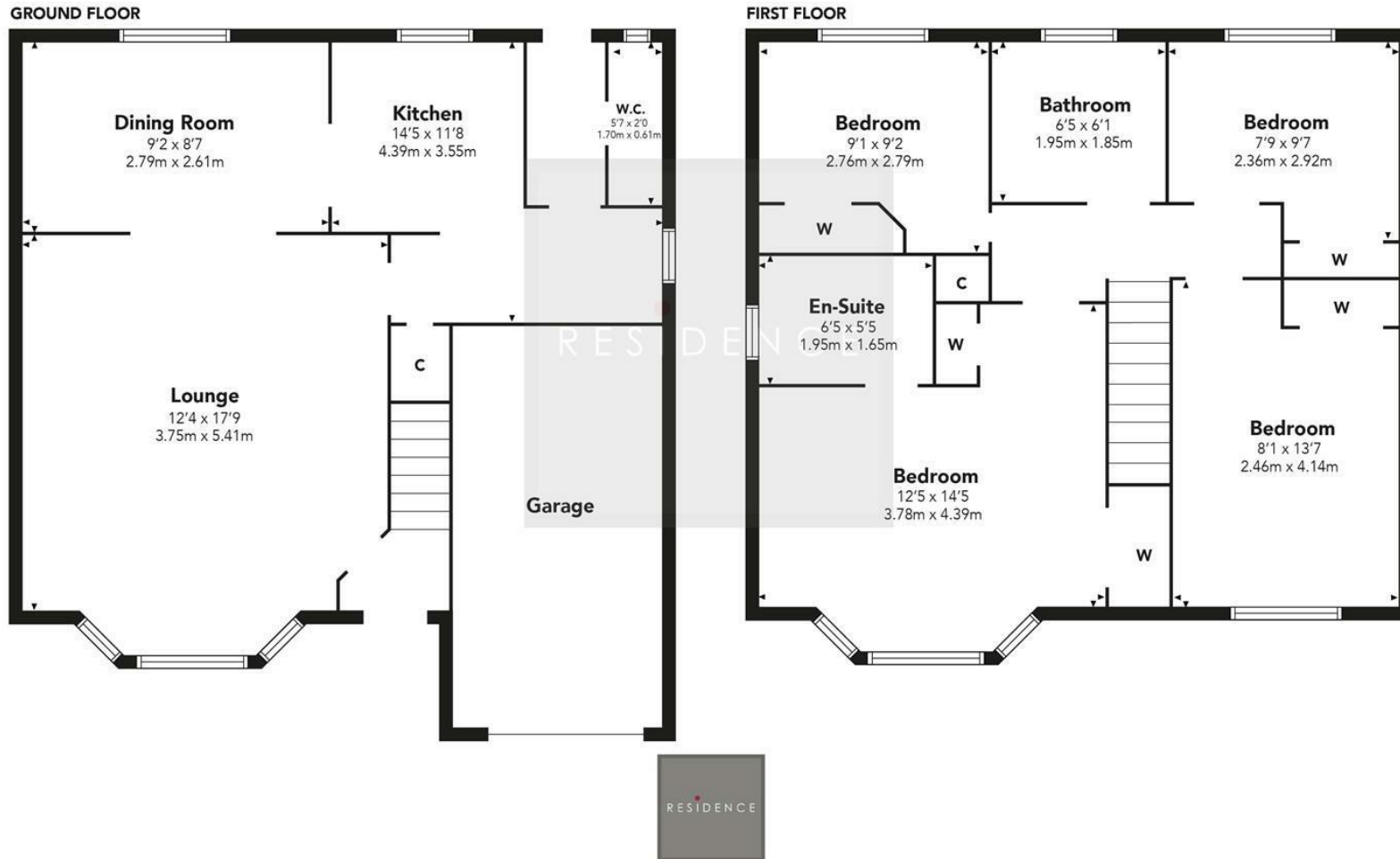


RESIDENCE





# Greenshields Court



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.