



RESIDENCE

7 Wallace Place, Hamilton, ML3 7DE

www.residencestateagents.co.uk



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



3 Bedrooms | 2 Public Rooms | 2 Bathrooms



This great sized three bedroom semi detached villa occupies a large corner position within a quiet and much admired cul-de-sac.

Built in the 1970's this lovely family home has been home to the current family for the past 27 years and during this time a small extension has been added to the rear. There are numerous options to extend (subject to planning approval) should buyers require or wish additional living accommodation as this property sits on a large corner site. The rooms are comfortably sized and feature gas central heating and double glazing.

The accommodation comprises reception hall, lounge, dining room, fitted kitchen with white units, utility room with dining area, shower room, three bedrooms and a family bathroom. To the side of the property is a detached garage.

The property sits on a great corner plot which backs onto woodland. To the front of the house is a neat lawn and shrubs with a monoblock driveway and stones which leads to a signal garage. To the rear is a further lawn, drying green and patio area.



Wallace Place is a small fourteen home cul-de-sac which rarely sees properties come to the market. Located off Carlisle Road in Barncluith and a short distance from Hamilton and its amenities, the area is great for schooling, bus services and has lovely walks nearby within Chatelherault Country Park.

Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

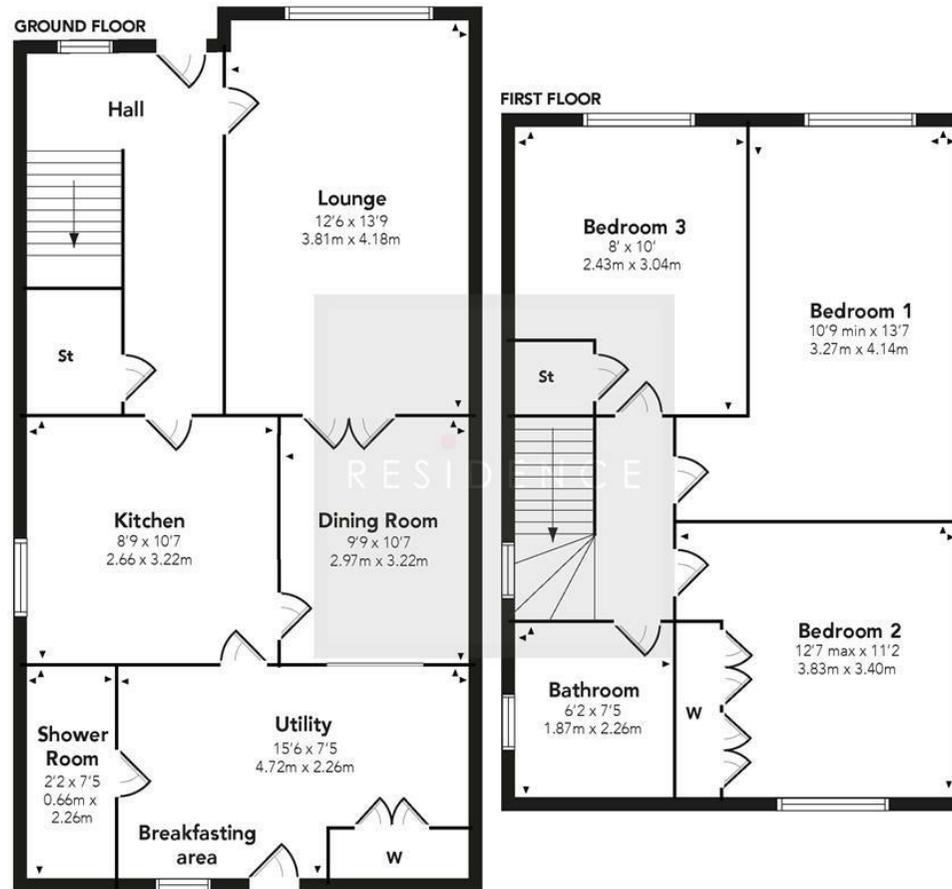
sq ft | EER = D



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Wallace Place



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.