



## 25 Andrew Paton Way

, Hamilton, ML3 0GA

**Offers over £245,000**

Pomphreys Properties are delighted to present to the market this superb 4 bedroom Detached Villa with garage conversion.

The spacious accommodation comprises on the lower level; entrance hallway, large lounge with bay window to front, dining room with French doors overlooking and offering access to back garden, modern fitted kitchen with white goods of oven, hob, cooker hood, washing machine and fridge freezer, downstairs cloakroom/wc plus the spacious garage conversion. Meanwhile the upper level boasts four double bedrooms, all with fitted mirrored wardrobes and master ensuite plus family bathroom.

The large plot provides a full driveway to the front plus a large rear enclosed garden which has a level lawn and paved patio areas. The property is further enhanced by double glazing and gas central heating.

Andrew Paton Way is perfectly placed for gaining quick access to the East Kilbride Express Way which links with the M74 and M8 motorways. This impressive house would be well-suited to those commuting throughout West Central Scotland. Hamilton West train station is nearby, with plenty of bus links also available. Bumbank offers a collection of local shops with amenities such as supermarkets and High Street stores in Hamilton's centre. The estate benefits from a children's playpark making it perfect for families.

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### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



- FABULOUS DETACHED VILLA
- Spacious family home
- Newly carpeted
- FOUR DOUBLE BEDROOMS
- BEDROOMS WITH FITTED WARDROBES AND MASTER EN SUITE
- Excellent garage conversion
- Dining Room with French doors
- Driveway
- Lounge with bay window



4



3



3



## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.