



RESIDENCE

58 Glebe Street, Hamilton, ML3 6PS

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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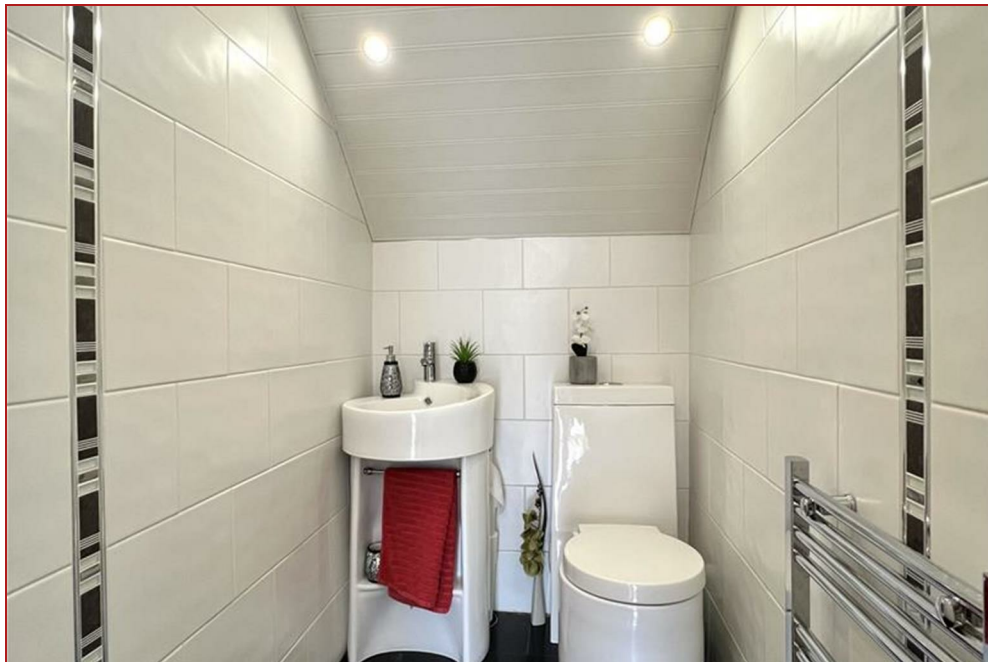


3 Bedrooms | 2 Public Rooms | 3 Bathrooms

This beautifully presented and successfully extended stone fronted, 3 bedroomed, chalet style semi-detached villa enjoys a centrally located position within the Town and offers a deceptively spacious layout of apartments formed over 2 levels.

The accommodation comprises, entrance vestibule that in turn leads to a welcoming reception hallway with access to a cloaks/wc with 2-piece suite and tiling. Spacious bay windowed lounge with French doors leading to a formal and sizable dining room with aspects to the rear and staircase to the upper floor level. Contemporary designed and fitted dining size kitchen with a range of base and wall mounted storage units with worktop surfaces and separate utility room. The property has 3 bedrooms, one of which is on the lower ground floor level whilst the master bedroom upstairs has its own modern fitted en-suite shower room and there is also a separate and great sized family bathroom.

Features of the property include gas fired central heating, double glazing and great sized, enclosed gardens to the rear with decking, patio and pathways, lawn, shed and high timber fencing.



Glebe Street is a desirable and centrally located address within the Town. Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College, and for those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. Also, the nearby M74 motorway provides excellent road links throughout west central Scotland.

sq ft | EER =

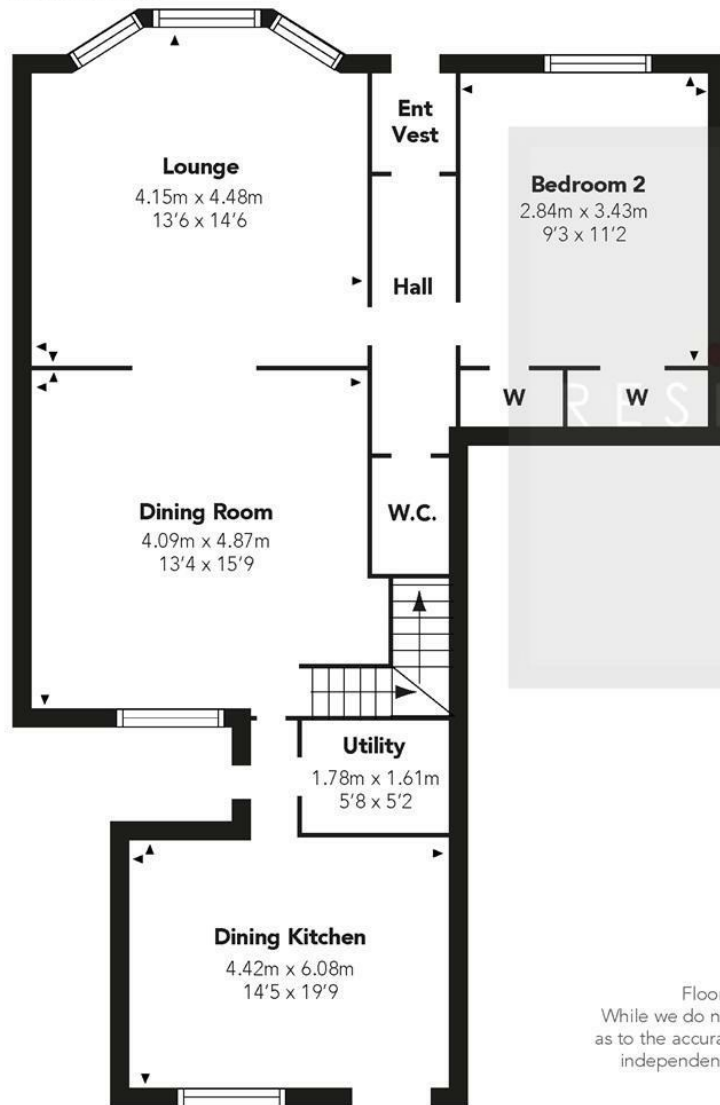


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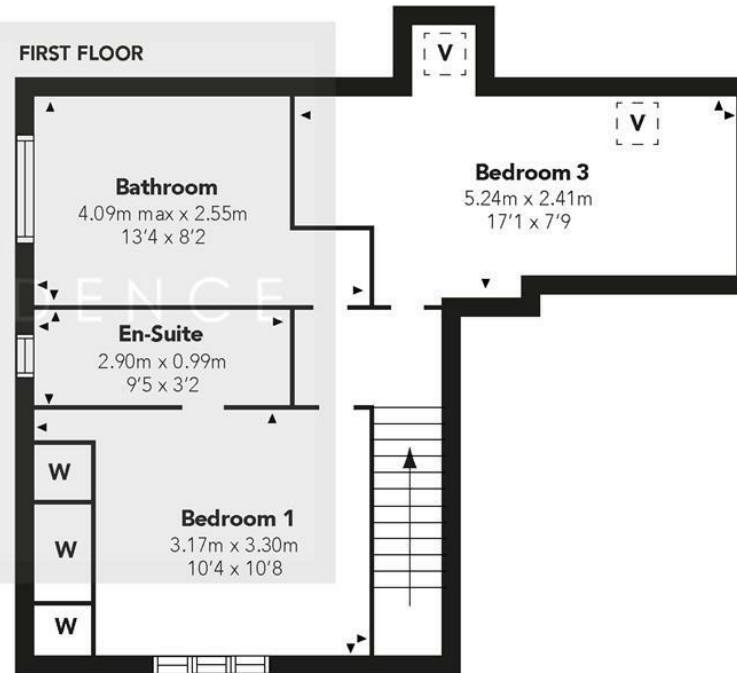


GROUND FLOOR



Glebe Street

FIRST FLOOR



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.