



8 Lendalfoot Gardens, Hamilton, South Lanarkshire, ML3 9DW

Four Bedroom, Detached Home with Gardens, Driveway & Detached Garage

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Property Description

Immaculately presented and spacious, four-bedroom, detached family home with gardens, a driveway and a detached garage. Set on a corner plot in an established residential area of Hamilton, lying to the southeast of Glasgow city centre.

Comprises an entrance hall, living room, dining room, kitchen, family room, four flexible bedrooms, a shower room, a family bathroom and a ground-floor WC.

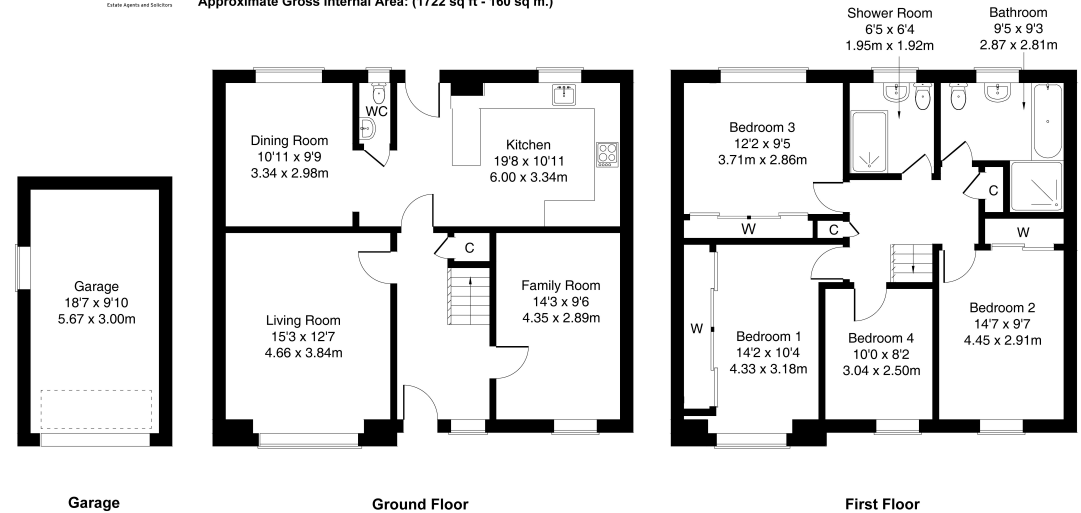
Highlights include a modern fitted kitchen and bathroom suites, contemporary flooring and lighting, and quality internal doors. In addition, there is HIVE gas central heating, double glazing; and good storage including a loft and a garage with power and lighting.

There are low-maintenance gardens including gravel landscaping, paved patios; with a monoblock driveway, and a storage shed.

The entrance hall gives access throughout the ground floor, and features an understair storage cupboard and wood effect flooring extending to the public rooms. Both the living room and family room are set to the front, offering ample space for freestanding lounge furniture. To the rear, the generously sized kitchen affords access to the rear garden, the dining room and a convenient WC. Fitted units include a tiled surround, a sink with drainer; an integrated double oven and a gas hob with an extractor hood; and a freestanding washing machine and dishwasher.

Upstairs, bedroom one is set to the front with carpeted flooring, a large fitted wardrobe and a central light fitting. Two further double bedrooms are set to opposite aspects, similarly well-finished, also including fitted wardrobes; whilst bedroom four is set to the front, and could be used flexibly as an office/study. Completing the accommodation, the shower room is fitted with a modern suite, a rainfall shower head with a mains mixer shower, wall panelling and a ladder-style radiator; whilst the family-size bathroom is fitted with a three-piece suite and a separate shower cubicle with an electric unit.

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Approximate Gross Internal Area: (1722 sq ft - 160 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated on the south bank of the River Clyde in South Lanarkshire, Hamilton lies 12 miles southeast of Glasgow. The bustling historic town offers all the amenities expected of a town of its size, with an excellent range of shops and services available throughout, whilst a little further afield, Motherwell and East Kilbride provide additional retail options. With easy access to the East Kilbride Expressway and the M74, there are also three railway stations for easy commuting and an

express bus direct to Glasgow. Attractions include the Hamilton Mausoleum, Low Park Museum, and the Hamilton Town House which serves as a town hall, library and arts venue, and there are also well-regarded primary and secondary schools within the area. With easy access to the Clyde Valley National Tourist Route, nearby Chatelherault Country Park and Strathclyde Country Park offer open green spaces for leisure and recreation.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

