



**Ardlui Gardens, Hamilton**  
**Offers Over £275,000**

3 Bed Detached House





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

A stunning three-bedroom detached villa that offers flexible living space over two levels and is presented to the market in immaculate condition. This superb property is a perfect example of modern living and would be a fantastic opportunity for the family market.

On arrival at the property, there is a large mono-block driveway that leads to the garage. The garden grounds are enclosed by a timber fence and benefit from a neat lawn and impressive decking area.

Internally the accommodation comprises a spacious reception hallway that leads to an open-plan fully-fitted luxury kitchen with integrated appliances/dining space, homely lounge, and downstairs W/C.

On the upper level, there are three bedrooms with a master en-suite and a modern bathroom.

## Location

Ardlui Gardens is situated within a modern development on the outskirts of Hamilton, yet close to the town centre which has a range of retail and leisure facilities, major supermarkets, restaurants, and bars. Hamilton has two train stations and a bus station for those commuting, and the M74 and East Kilbride Expressway are within easy reach.

- Detached
- 3 bedrooms
- Three Bathrooms
- Fitted Kitchen
- Fitted Bathroom
- Patio Doors
  
- Bright and Spacious
- Mono-block Driveway
- Garage
- Large garden
- Central Heating and Double Glazing



Floorplans are indicative only - not to scale  
Produced by Plushplans