



RESIDENCE

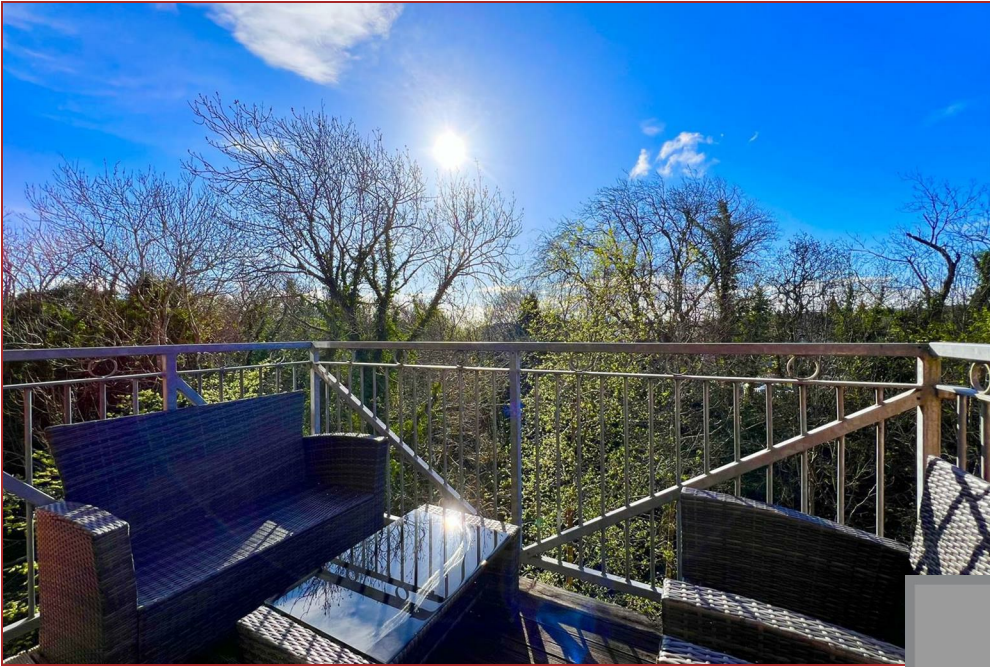
4 Burnside Gate, Hamilton, ML3 6NP

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Viewing by appointment with Residence Hamilton

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



RESIDENCE



3 Bedrooms | 2 Public Rooms | 3 Bathrooms



This immediately impressive penthouse apartment is located within a quiet, private gated development and offers an array of spacious and versatile apartments whilst featuring a fabulous balcony and integral double garage.

The property is finished to the highest standard throughout with high end sanitary ware and kitchen fittings with appliances, gas central heating, double glazing and a secure entry gated entrance into the development. This lovely and individual penthouse apartment enjoys aspects over the surrounding gardens and neighbouring woodland.

The accommodation in its entirety consists of; welcoming reception hallway, gorgeous formal bright and airy lounge with dual aspects and access to the balcony, modern fitted dining size kitchen family area ideal for entertaining. There are three well proportioned double bedrooms with two en-suite shower rooms with bedroom three currently being utilised as a beautiful dressing room. Completing the accommodation is the four piece family bathroom comprising of walk in shower, free standing bath, wash hand basin and WC

The lower basement level contains integral double garage with internal door to the communal hallway.

Both internal and external viewing is highly advised in order to fully appreciate the size, style and setting on offer.

Set within the former Ministers gardens, Burnside Gate is set against a backdrop of mature swept lawns and woodland with ample private parking and a gated security entrance. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College.



2088.20 sq ft | EER = C

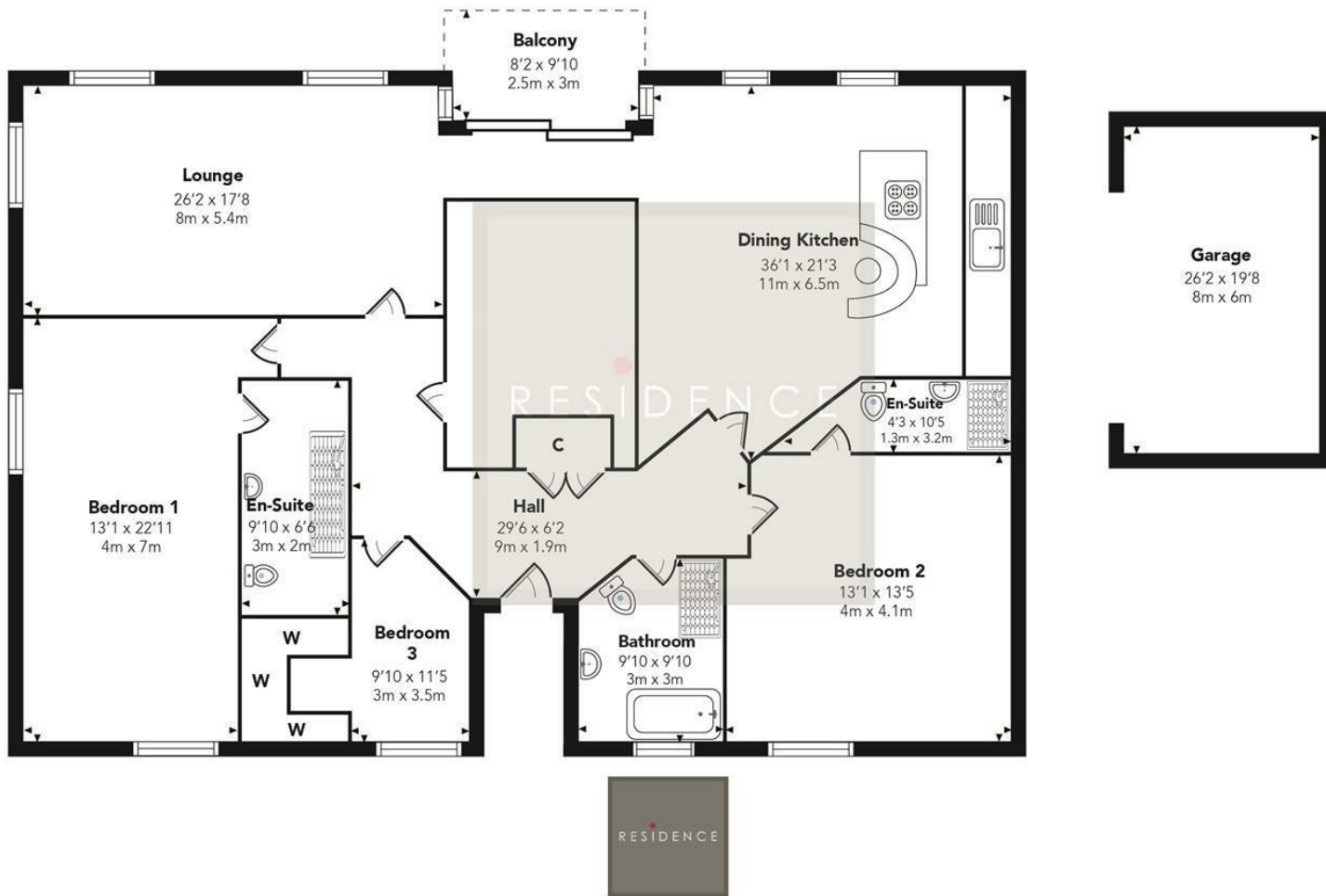


RESIDENCE





Burnside Gate



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.