



RESIDENCE

42 Smithycroft, Hamilton, ML3 7UL

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Viewing by appointment with Residence Hamilton

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## 5 Bedrooms | 3 Public Rooms | 3 Bathrooms

Occupying an excellent position within a cul-de-sac and set amidst well-tended and very sizable gardens, this beautifully presented 5 bedroomed, 3 to 4 public roomed family detached villa is a fabulous opportunity to acquire a gorgeous home within a much-admired tranquil location.

Set within the highly regarded Smithycroft area of Barncluith, this sure to be popular family home offers an array of bright, spacious and airy apartments that offer great versatility, formed over 2 main levels.

The accommodation comprises; welcoming reception hallway, cloaks/wc, generous sized bay lounge with focal point recessed fireplace, formal dining room, modern fitted dining size kitchen, utility room and a lovely bay windowed garden room with access to the rear. On the upper floor there are the 5 bedrooms with master en-suite shower room and a separate modern fitted family bathroom.

Features of the property include gas central heating, double glazing, monobloc driveway, double garage and large, established and private garden grounds that are dominant to the rear with mature lawn, plants, shrubs, trees and log cabin.

Early viewing of this rarely available family home is highly advised in order to appreciate the size, style and setting on offer.

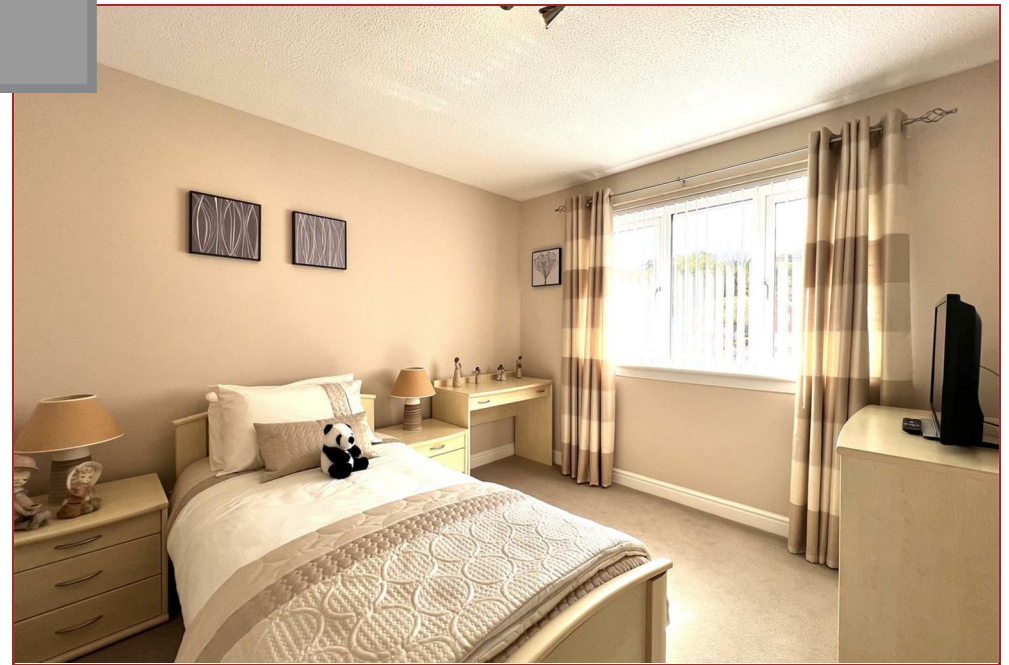
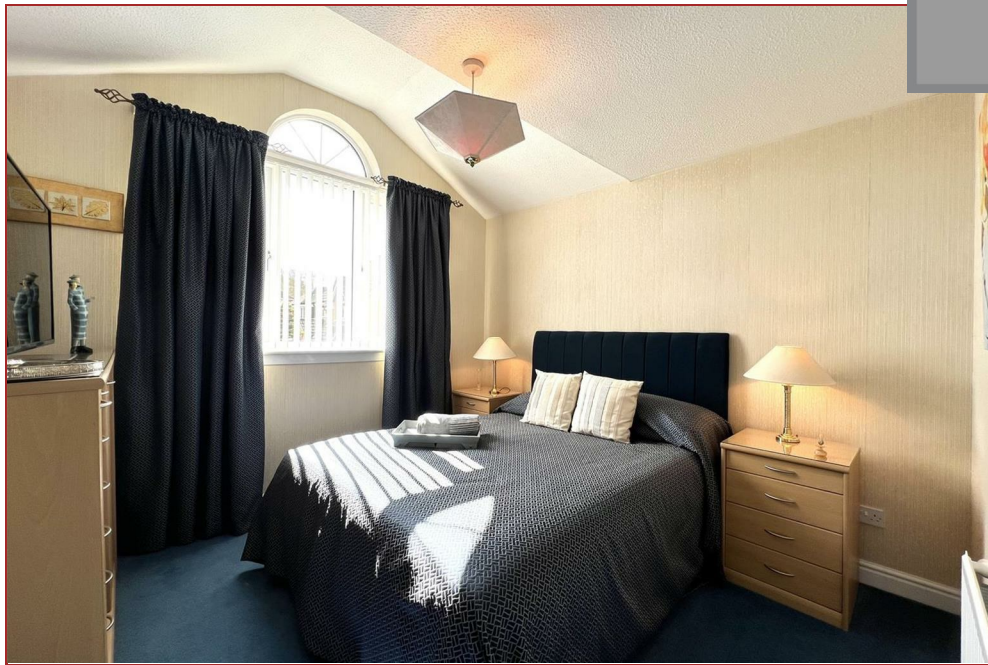
Smithycroft is located within the highly regarded Barncluith pocket of Hamilton where homes of this style are seldom available. The area is located just a short distance from the town centre and all its amenities. Hamilton is home to great selection of bars and restaurants as well as excellent shopping facilities and sports amenities including golf courses, swimming pools, gymnasiums and parks. There are also several highly regarded schools within the area at both primary and secondary level catering for all denominations. Those who commute can take advantage of the nearby motorway, bus or train links to the surrounding towns and cities, including Glasgow and Edinburgh.



sq ft | EER =



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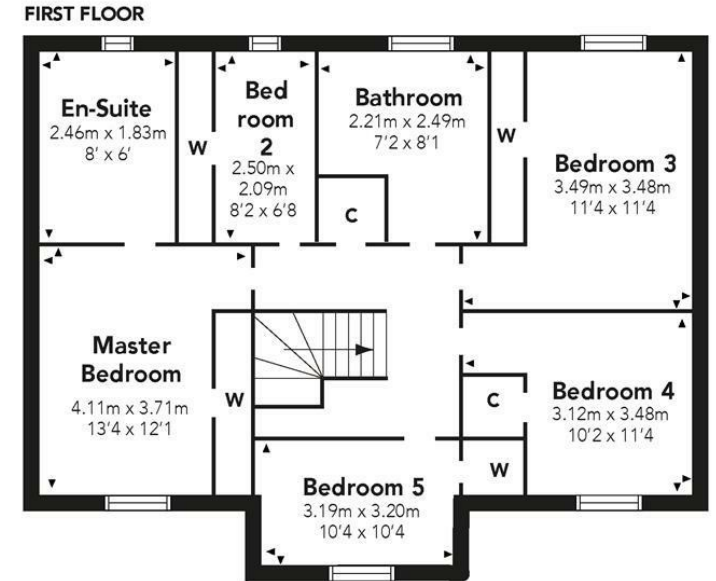
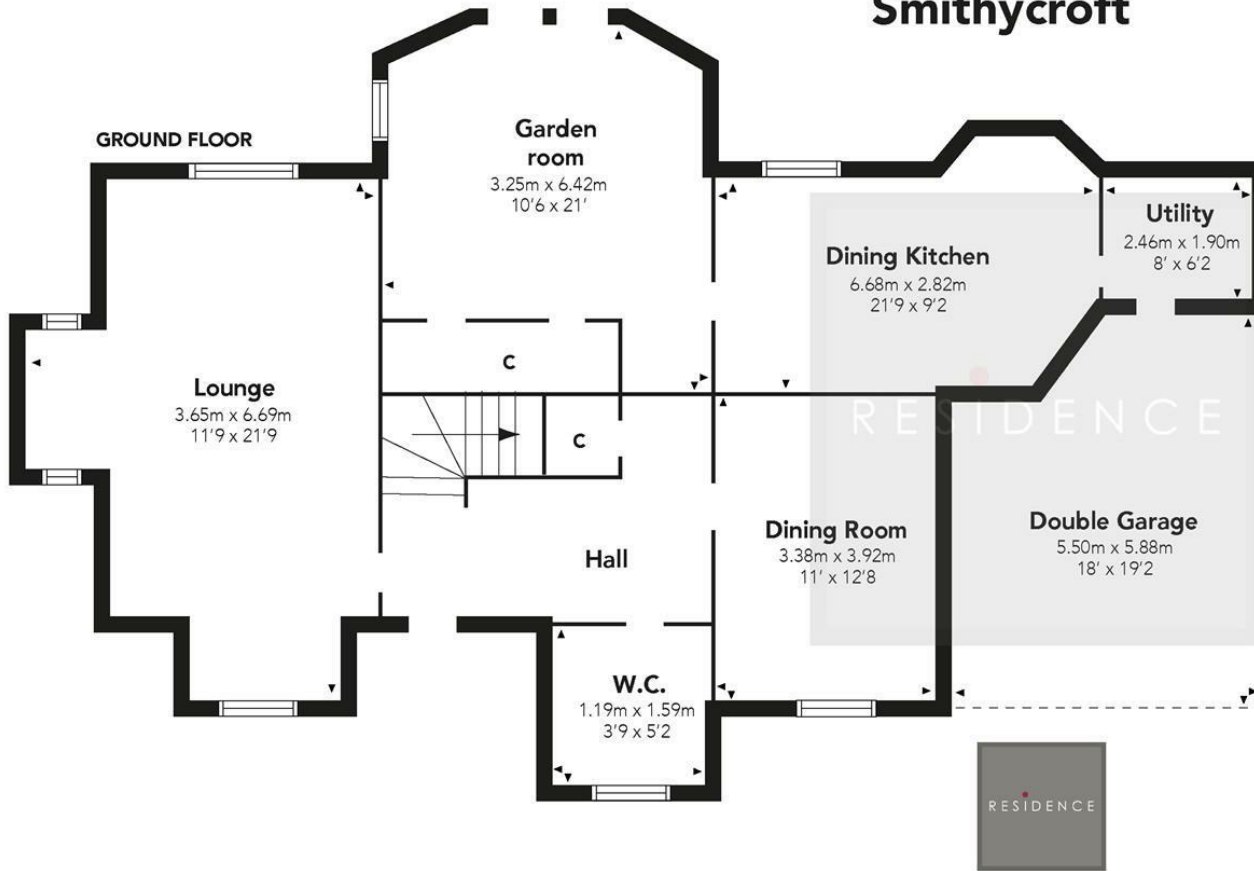




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# Smithycroft



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.