



OFFERS OVER

£299,000

Cairngorm Court
Hamilton, ML3 8JF

PROPERTY SUMMARY

Nicely positioned at the head of a child friendly cul de sac upon an enviable South facing plot is this stunning, four-bedroom family home. The property has been finished to a high standard and beautifully extended to the rear forming an incredible space conducive with modern family living with Bifold doors opening onto the fully enclosed, easily maintained gardens ideal for entertaining family and friends.

The versatile accommodation comprises; welcoming reception hallway with under-stairs storage, stylish modern kitchen with breakfasting bar, and oven, hob, and hood, open plan to generous family/games room, utility room, two-piece cloaks/wc, bedroom four which is being utilised as a second lounge/dining room, and substantial formal lounge flooded with light pouring in from skylights and Bifold doors; this lovely apartment has a feature fireplace with electric fire inset.

On the upper level are three well-proportioned double bedrooms; the master bedroom has the luxury of fitted storage, and modern, en-suite shower room. The first-floor accommodation is completed by a three-piece family bathroom with over-bath shower, and hall storage cupboard.

This lovely family home further benefits from gas central heating, double glazing, and monoblock driveway.

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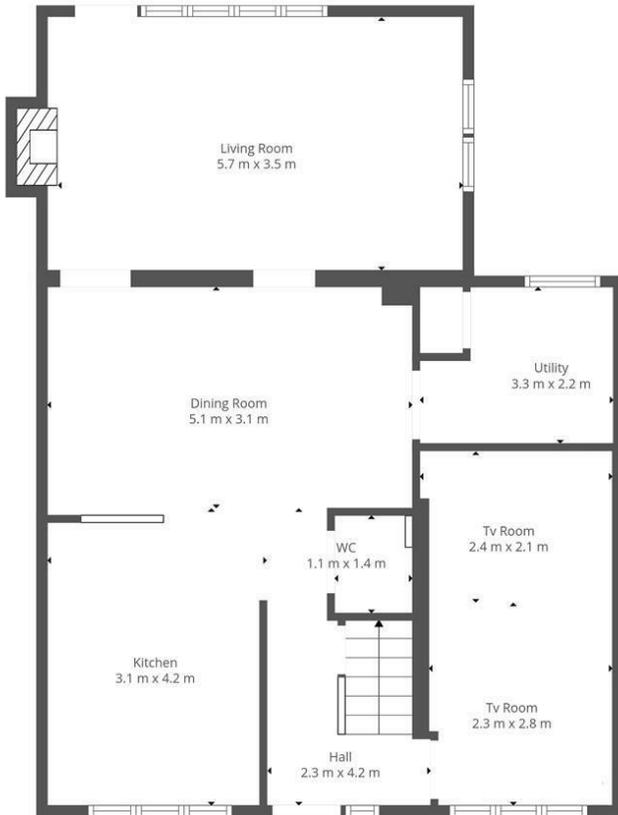
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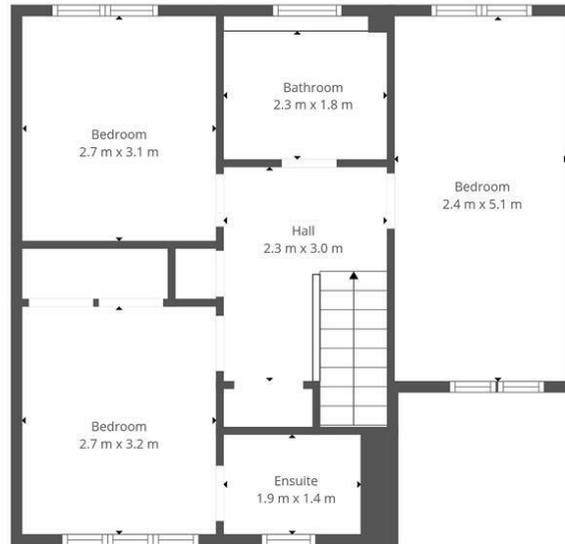








Ground Floor



1st Floor



This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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