

OFFERS OVER

£299,995

Ochiltree Drive  
Hamilton, ML3 9NH



## PROPERTY SUMMARY

\*\*\*CLOSING DATE FRIDAY 3RD OCTOBER AT 12PM\*\*\* Located within the rarely available, highly sought-after enclave of Ochiltree Drive, this stunning extended former show home offers a wonderful opportunity for a discerning purchaser to acquire a property of this calibre. Set amidst well-tended and much loved, mature gardens, this beautiful 3/4 bed family home is sure to appeal to a wide range of buyers.

The stylish and immaculately maintained accommodation comprises; entrance vestibule, welcoming reception hallway, generous and bright, front facing lounge, oak and glass folding doors leading to dining room with sliding patio doors opening onto an attractive slate patio ideal for outdoor entertaining, modern fitted kitchen with integrated appliances and rear access, inner hallway, and modern two-piece cloaks/wc. Also located on the ground floor is a generous and flexible apartment which could easily serve as a fourth double bedroom or an extra public/family room.

On the upper level are three well-proportioned double bedrooms all with the convenience of fitted wardrobes, the master bedroom also benefits from having its own modern three-piece en-suite shower room. The first-floor accommodation is completed by a show stopping luxury three-piece shower room, hall storage, and loft access hatch.

This lovely family home further benefits from gas central heating, double glazing, garage, and two sizeable driveways offering ample space for multiple cars. The substantial, fully enclosed, well-established gardens have evidently been very much loved during the current owner's tenure offering a fabulous, space to relax, entertain, or for children to play safely; with a large lawned area, and a wide variety of trees, plants, and shrubs the gardens are both pretty and tranquil.

4



2



2







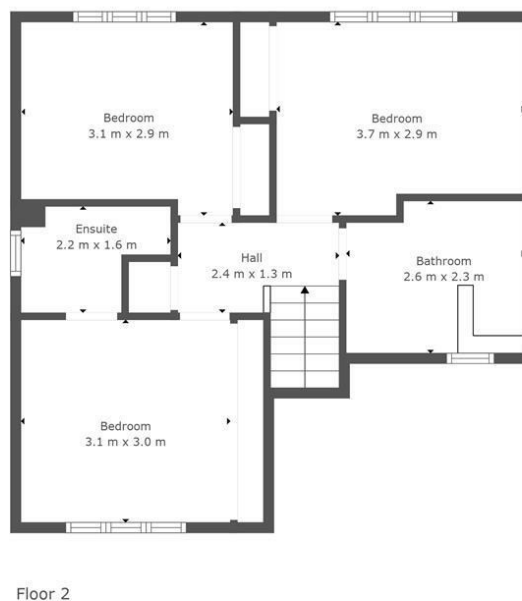
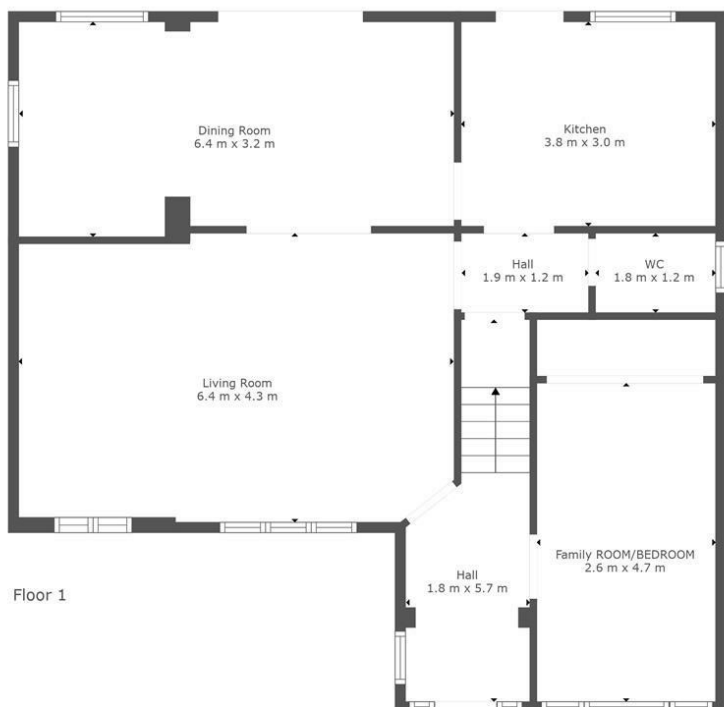












This Floorplan Is Intended To Give An Indication Of The Layout Only.

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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ESTATE AGENTS

## OFFICE ADDRESS

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## OFFICE DETAILS

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