



Jersey Lane, Hamilton, South Lanarkshire
Offers Over £379,995

Five Bedroom Detached Villa | Freehold

Step through the doors of 'The Nairn' and immediately, you're wrapped in the comfort and welcoming vibe that this stunning five-bedroom home has to offer. From the first moment on the carpeted entrance hallway, it's clear this place is all about creating a cosy, yet impressive family environment. There's a handy WC right off the hall, showcasing the home's thoughtful layout from the get-go.

Step into the separate front-facing lounge, where plush carpeting and elegant décor create a warm, welcoming space designed for relaxing in comfort and style. But the real gem of this property is the expansive living area to the rear. This space smartly combines a relax area, dining spot, and a kitchen that's a cut above, with its wood-effect vinyl flooring and putty grey shaker-style units. The kitchen is a dream for any cook with its AEG-integrated appliances, not to mention the central island that doubles as a breakfast bar and extra storage. The French doors here don't just let the garden in; they light up the whole room and lead to a generous outside space that's ready for summer dining and beyond.

For practicality, there's a utility room with additional storage and a back door to the garden. It even gives you a direct route to the integral double garage, so getting in and out is hassle-free.

Head upstairs and the comfy feel continues with luxury carpet all the way, leading you to the bedrooms and a family bathroom that's all about the pamper factor, with its separate shower and vanity setup. The master bedroom is more than just a place to sleep; it's a retreat, with a large walk-in wardrobe and an en-suite that's got both a shower cubicle and a bathtub for soaking away the day. The guest bedroom isn't left out either, with its own en-suite, and there's a versatile fifth bedroom that's ready for whatever you need it to be. The third and fourth bedrooms are of a generous size. Bespoke fitted wardrobes can be found in the rear bedrooms, offering great storage.

Outside, the home features a monoblock driveway leading to a double garage, with planning permission already granted to convert the garage into additional living space. A neat front lawn frames the entrance, while the rear garden, a mix of lawn, chips, and a slabbed patio all enclosed by timber fencing, offers a great space for relaxing or entertaining family and friends.

'The Nairn' is nestled in a spot that's got the best of both worlds – peaceful and away from it all, yet just two miles from the heart of Hamilton. This home is more than just a place to live; it's a lifestyle, offering a perfect blend of quiet living and easy access to the hustle and bustle.

Council Tax Band: G
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



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/fitings 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.



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Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
73	81	75	83
Scotland The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		Scotland The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	