



Cottage Grove, Hamilton, South Lanarkshire
£419,950

5 bedroom detached house for sale | Freehold

There are three homes within this exclusive new-build development by Casa Developments. This particular property is built in the highly desirable Buckingham Style a luxurious five-bedroom detached villa, extending to approximately 2,336 sq. ft., offering spacious and flexible family living arranged across three levels.

The ground floor is truly the hub of the home and features a contemporary open-plan kitchen, dining and family living area, designed to suit modern lifestyles. The hand-built kitchen is fitted with high-quality AEG integrated appliances and a breakfast bar, with ample space for both dining and a relaxed family seating area. Bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

In addition, there is a separate formal lounge, providing a quieter space to relax or entertain. This versatile lounge could also accommodate a further dining area if required. Subject to agreement, the builder can reconfigure this room to form either a separate lounge or an open-plan extension of the kitchen and family living space. The ground floor is completed by a utility room, a downstairs WC and an integrated garage, offering excellent everyday practicality.

The first-floor hosts four well-proportioned bedrooms, including a luxurious principal bedroom with walk-in dressing room and en-suite, along with a contemporary family bathroom.

The second floor contains a large and impressive bedroom with its own en-suite, together with an additional flexible room which may be used as a sixth bedroom, games room, cinema room or home office, depending on the buyer's requirements. Further storage is also provided on this level.

The home is finished to a high specification throughout and includes features such as bi-fold doors, a glass balustrade staircase, built-in wardrobes, vanity units, an electric garage door and an EV charging point.

Externally, the property enjoys landscaped gardens, mature surroundings and ample parking, offering privacy and space within a highly desirable Hamilton location.

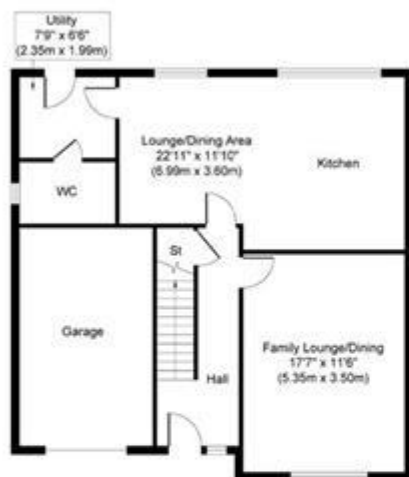
Cottage Grove is ideally positioned for access to a wide range of amenities. David Lloyd Hamilton offers fitness, tennis, swimming and spa facilities, while Chatelherault Country Park provides scenic woodland walks and leisure opportunities. Well-regarded schooling is available locally, including Hamilton College, alongside excellent transport links via Hamilton Central and West stations and the M74 and M8 motorways.

A rare opportunity to acquire a high-specification new-build home offering true flexibility of living and bedroom space in one of Hamilton's most convenient and sought-after settings. Early viewing is highly recommended.

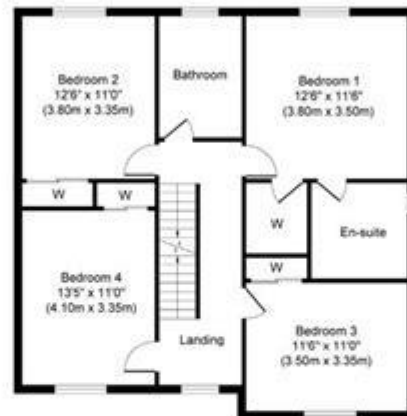
Council Tax Band: TBC
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Rear Garden



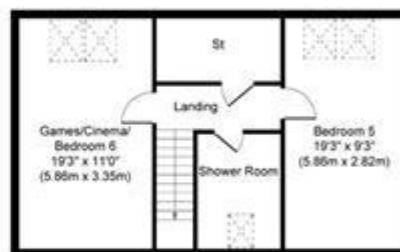
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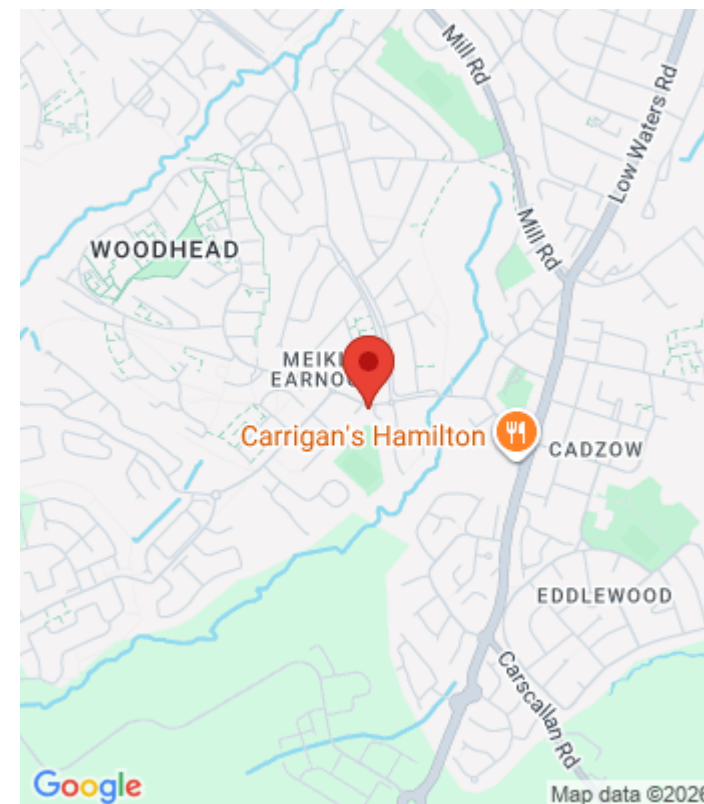
Ground Floor
Approximate Floor Area
947 sq. ft
(87.93 sq. m)



First Floor
Approximate Floor Area
947 sq. ft
(87.93 sq. m)



Second Floor
Approximate Floor Area
573 sq. ft
(53.22 sq. m)



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