



Philips Wynd, Hamilton Offers Over £165,000

3 bedroom terraced house for sale | Freehold

Located within the highly desirable Wellhall Grange development, this well-presented three-bedroom mid-terraced villa offers walk-in condition living in a quiet, family-friendly setting, tucked away just off Wellhall Road. Built circa 2008, homes within this development are rarely available, which speaks volumes for both the location and strong community feel.

The property is ideally positioned within minutes' walk of local shops and Hamilton Train Station, while also offering quick and convenient access to major motorway links, making it an excellent choice for first-time buyers, downsizers or commuters.

On entering the home, you are welcomed into a bright hallway which leads through to a modern front-facing kitchen. The kitchen is fitted with a range of base and wall-mounted units and benefits from integrated appliances including a fridge freezer, dishwasher, electric oven and gas hob (Bosch), along with an integrated washing machine. The layout is practical, well designed and ideal for everyday living.

To the rear sits a spacious dining lounge, offering ample room for relaxing and entertaining. Patio doors open directly onto the south-facing rear garden, creating a fantastic indoor-outdoor flow and an absolute suntrap during the warmer months. A convenient downstairs WC completes the ground floor.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The main bedroom further benefits from its own en-suite shower room. The third bedroom is currently utilised as a study and is ideal as a home office, nursery or cot room. The family bathroom is fitted with a stylish three-piece white suite with chrome finishes, complemented by chic tiling and tasteful décor.

Further features include double glazing and gas central heating throughout, along with neutral décor that enhances the light and welcoming feel of the home, making it truly walk-in condition.

Externally, the property benefits from allocated parking along with ample visitor spaces. The development also includes a children's play park and enjoys a peaceful setting, with only residents and visitors passing through, adding to the sense of privacy and safety.

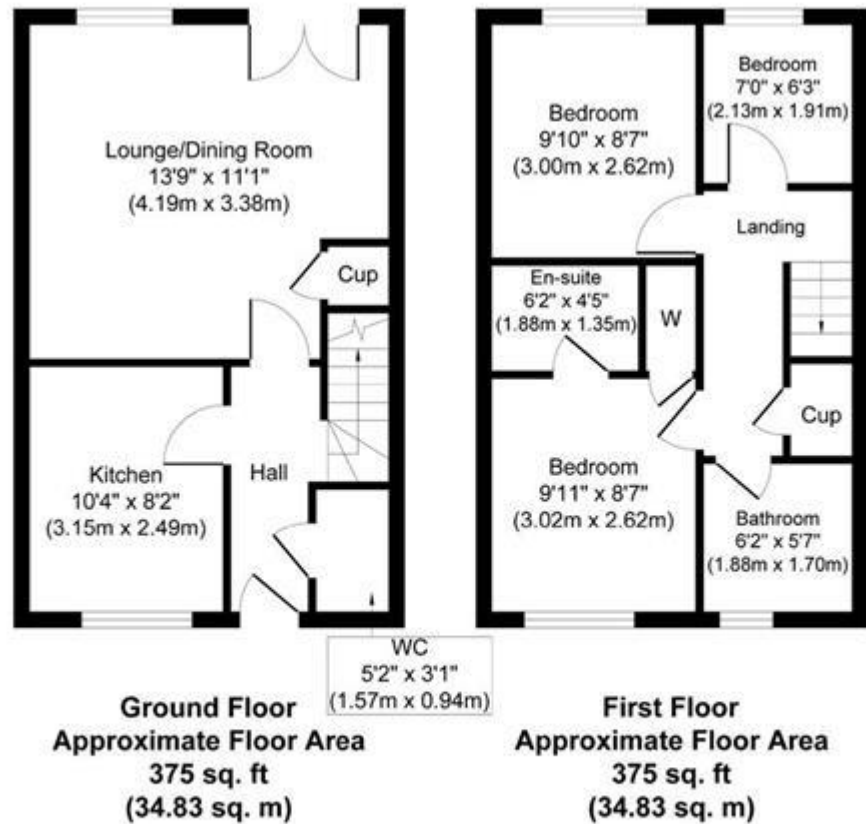
Philips Wynd is perfectly placed for enjoying all that Hamilton has to offer. The town provides an excellent range of shops, supermarkets, cafés, restaurants and leisure facilities, while nearby Strathclyde Country Park offers scenic walks and outdoor activities. Excellent schooling is available locally, and the area is well served by public transport, with regular train services to Glasgow and beyond, as well as easy access to the M74 and M8 motorway networks.

This is a fantastic opportunity to secure a rarely available home within a sought-after development, and early viewing is highly recommended.

Council Tax Band: D
Tenure: Freehold
Parking options: Residents
Garden details: Rear 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/fixings 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92+) 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+) 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	
	78	80	81
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	
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.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	