



BOHOME
ESTATE AGENTS

Darleesrig Gardens, Hamilton **Offers Over £300,000**

4 bedroom detached house for sale | Freehold

Stylish, spacious, and finished to a high standard, this impressive four-bedroom family home offers contemporary living with a bespoke finish throughout, set within a desirable residential pocket of Hamilton.

To the front, the property is approached via a monoblock driveway with lawned garden, providing excellent off-street parking and strong kerb appeal.

On entering the home, you are welcomed into a bright and modern hallway with tiled flooring that flows seamlessly through to the lounge and kitchen. The staircase is carpeted and enhanced by LED lighting, creating a striking first impression. The lounge features a standout media wall with acoustic panelling, integrated LED strip lighting and smoked mirror glass detailing to either side of the television, delivering a sleek and contemporary living space.

The heart of the home is the bespoke, upgraded grey dining kitchen, thoughtfully designed for modern family life. The kitchen boasts a central island with gas hob, ideal for cooking and entertaining, along with integrated pet bowl storage at floor level. A range of bespoke floor-to-ceiling units provides excellent storage, while integrated appliances include an oven, fridge freezer and dishwasher. Additional features include a useful storage cupboard, tiled flooring, and double doors leading directly out to the rear garden. A separate utility room offers space for both a washing machine and tumble dryer, with a downstairs WC conveniently located nearby.

The upper level comprises a bright landing with a walk-in wardrobe and access to the attic. The principal bedroom is finished with luxury grey carpeting and benefits from a stylish en-suite shower room, complete with chic grey tiling and chrome finishes. A second double bedroom is located to the front and features a built-in storage cupboard, while the third and fourth double bedrooms are positioned to the rear, offering flexibility for family living, home working or guest accommodation. The modern family bathroom completes the upper level.

Externally, the rear garden has been landscaped for low maintenance and enjoyment, featuring artificial lawn and a well-defined outdoor space ideal for relaxing or entertaining.

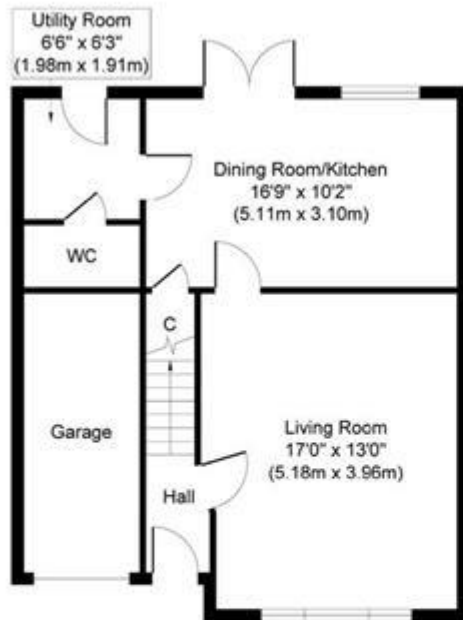
Darleesrig Gardens forms part of the popular Brackenhill Park development and is ideally positioned for a wide range of local amenities, including shops, supermarkets and leisure facilities, all within easy reach. Hamilton town centre is close by, offering further retail and dining options. The area is particularly popular with families due to its access to well-regarded local schooling, while commuters are well served by excellent transport links, including convenient access to the M74 and M8 motorway networks and nearby train stations providing regular services to Glasgow and beyond.

This is a high-spec, thoughtfully upgraded home that offers style, practicality and comfort in equal measure, and early viewing is highly recommended.

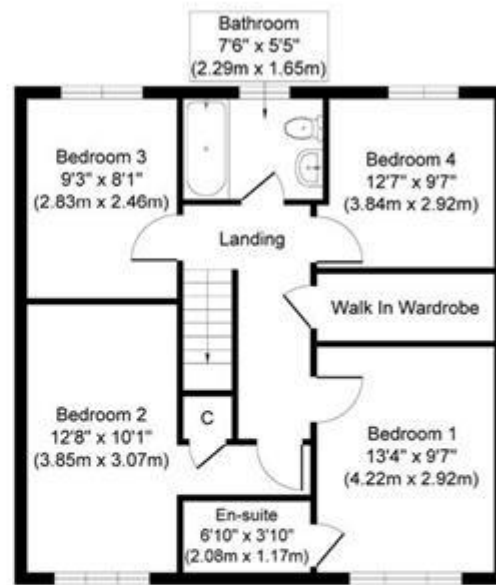
Council Tax Band: F
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Front Garden, Rear Garden



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/fittings 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.



Ground Floor
Approximate Floor Area
622 sq. ft
(57.77 sq. m)



First Floor
Approximate Floor Area
642 sq. ft
(59.67 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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)		