



Cottage Grove, Meikle Earnock Road, Hamilton

Offers Over £429,995

5 bedroom detached house for sale | Freehold

Set within an exclusive private development by Casa Developments, this five bedroom detached villa is the sought after Kensington design, extending to approximately 1,960 sq ft and formed over two beautifully proportioned levels.

The ground floor offers a bright and spacious open plan lounge and family area which flows seamlessly into a contemporary integrated dining kitchen with high specification finishes and quality appliances. This sociable layout is ideal for modern family living and entertaining. A separate garden room to the rear provides additional flexible living space overlooking the garden, perfect as a second sitting room, playroom or home office. A utility room, downstairs WC and integral garage add everyday practicality.

Upstairs, there are five well proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while a second bedroom also enjoys en suite facilities. A stylish family bathroom serves the remaining bedrooms, making the layout ideal for growing families or visiting guests.

Externally, the home is finished in a striking combination of white render, buff stone and contemporary cladding. The gardens are fully turfed and fenced, providing privacy and a safe space for children or pets. There is ample driveway parking to the front.

Cottage Grove is a highly desirable address within close proximity to Hamilton town centre, excellent schools, leisure facilities and superb transport links including the M74, M8 and local train stations.

An excellent opportunity to purchase a high specification modern home within a small and private development. Early viewing is recommended.

Council Tax Band: TBC

Tenure: Freehold

Parking options: Driveway

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/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.

