



 **clyde**
PROPERTY

2 LANDSDOWNE
GARDENS
BARNCLUITH



Enjoying a wonderful position within a private cul de sac in the much sought after Barncluith district of Hamilton, this substantial detached villa offers fabulous accommodation and wonderful outdoor space. Landsdowne Gardens is situated in Barncluith which has long been regarded as the most sought after area in Hamilton. The property itself is a large detached villa set within an extremely broad plot. As such the property offers a fantastic 'drive through' driveway which offers space to park multiple vehicles off-street. There is also an over-sized double garage which is integral with the main body of the property that has been fully serviced with power and light, featuring handy double doors straight into the rear garden to ease movement of garden furniture etc. The rear garden is quite spectacular and must be viewed to be truly appreciated. Having been creatively landscaped for maximum enjoyment, the garden grounds comprise of; beautiful combinations of timber decking beneath eye-catching pergolas, sections of neat paving and chips and beautiful full height conifer hedging that provide screening from neighbouring homes. Internally this extremely spacious villa provides highly versatile accommodation over two levels. Décor is of attractive neutral tones and compliments a selection of wonderful features that include; a stunning entrance hallway with sweeping staircase and gallery landing, beautiful living flame gas fireplace and arched entrance to main lounge.



A grand entrance with sweeping staircase & gallery landing is flooded with natural light from full height windows and patio doors above that open onto balcony.



The main lounge is open plan to hallway and also offers direct access to garden through French doors.

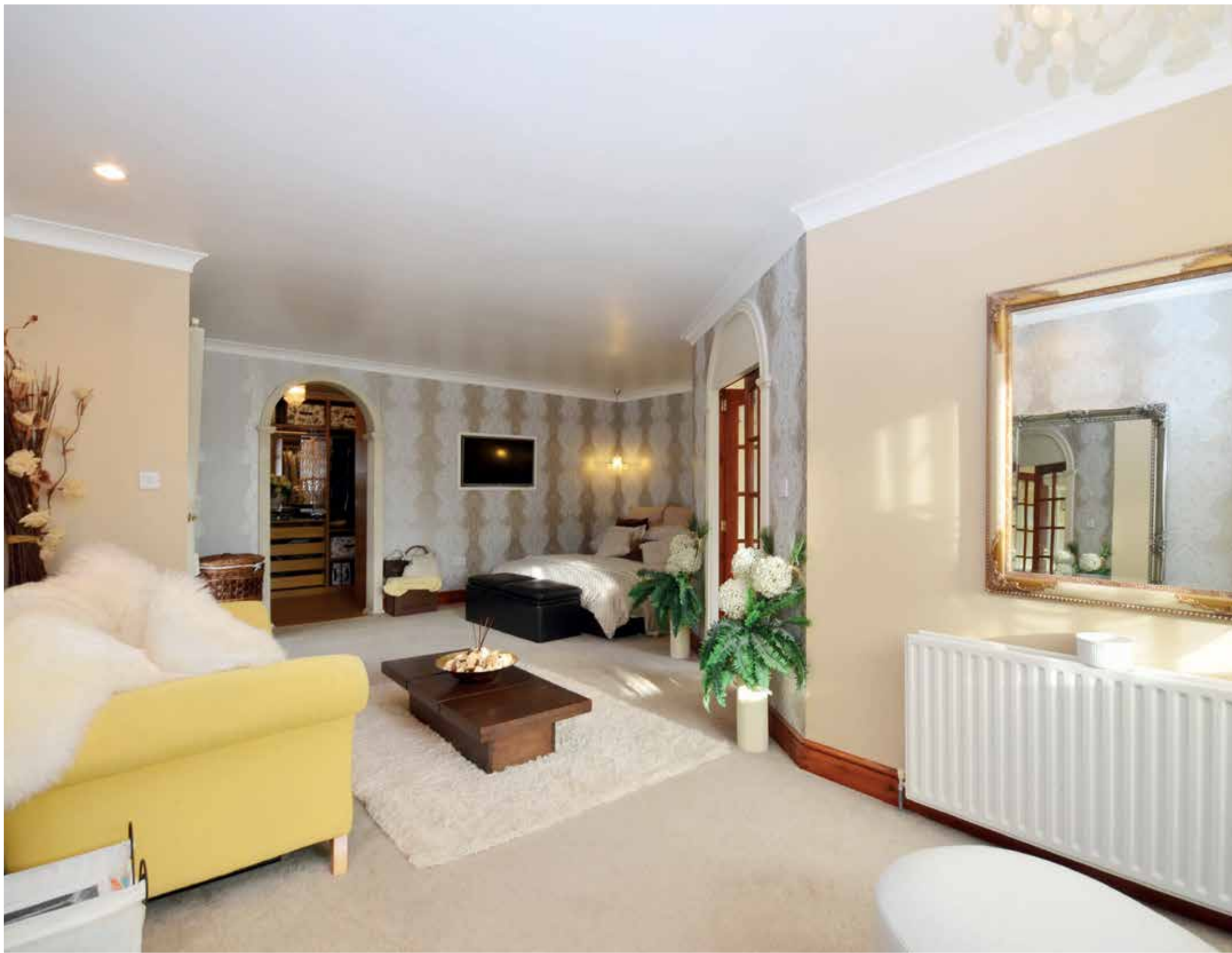


The provided photographs and floor plan will provide you with an indication as to the overall size and layout of the property. In brief the accommodation extends to; grand reception hallway with gallery landing above which is surrounded by full-height windows that flood the hallway with natural light, guest WC, sprawling main lounge with fireplace and a collection of full-height windows and French doors into rear garden, family room with further French doors to garden, large family kitchen with centre island and plenty of space for dining table and chairs, large laundry room with door to rear garden, rear hallway with further WC there off, formal dining room that easily accommodates an eight seater dining suite, stunning family bathroom with ornate tiling and contemporary white suite, shower room with beautiful modern fixtures, five bedrooms of which the master is a full suite featuring four-piece en-suite bathroom, lounge space, balcony over-looking rear garden and impressive, fully fitted walk-in wardrobe. Given the exceptional size and excellent calibre of this wonderful villa, internal viewing is strongly advised.



Family dining is directly off kitchen, perfect for intimate family occasions.





The full size master suite features lounging space, en-suite bathroom, dressing room and a balcony over-looking the rear garden.

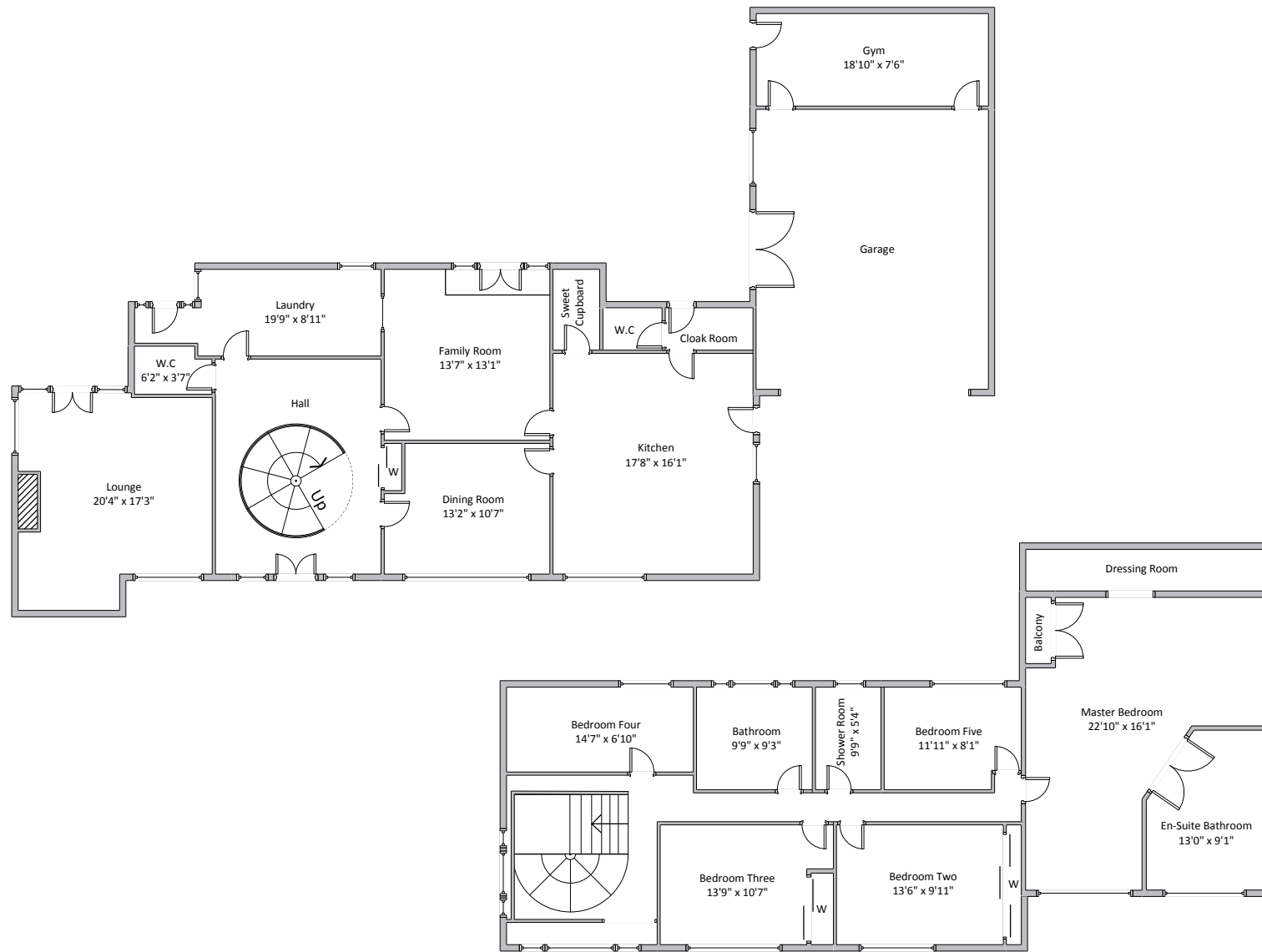


This outstanding home is finished to an exacting standard and the current owners are including a number of high quality items in the sale price. Please contact Clyde for full details and to view a fuller picture of 2 Landsdowne Gardens, log onto our website and discover more images alongside an HD Property Movie.



Beautifully fitted bathroom and shower room on first upper floor are both finished to a beautiful specification.

2 LANDSDOWNE GARDENS | BARNCLUITH ML3 7DH



VIEWING ARRANGEMENTS

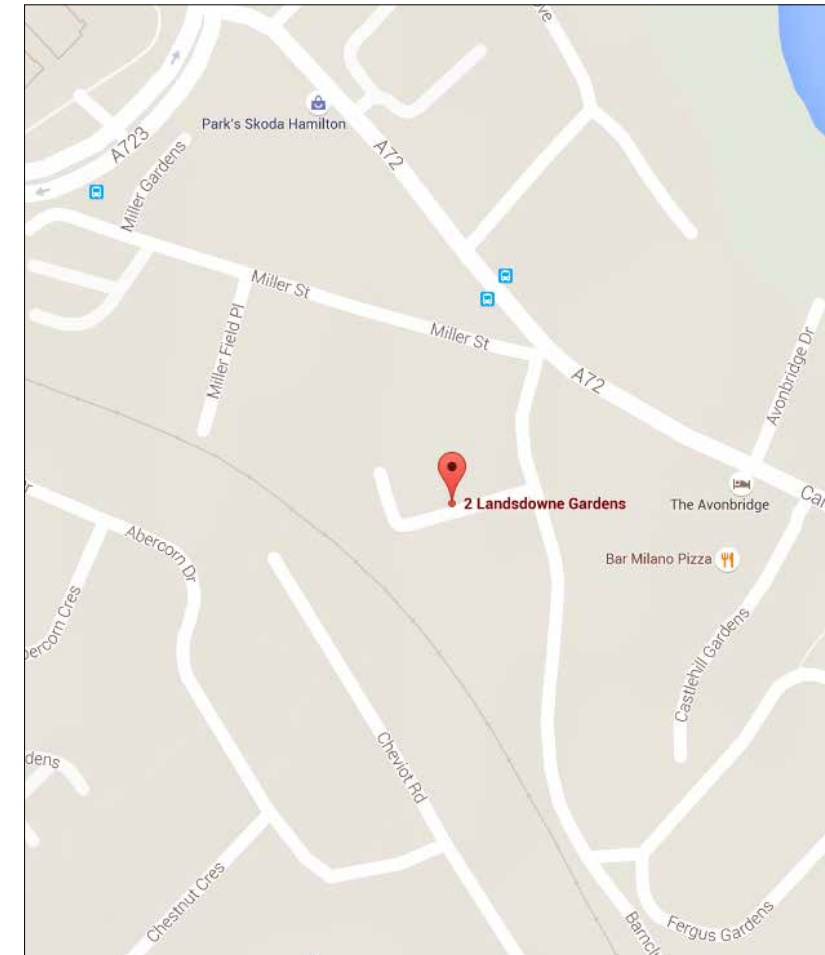
By appointment please through Clyde Property Hamilton T. 01698 338777 or E. hamilton@clydeproperty.co.uk we're available till 8pm every day

PROPERTY REFERENCE SB5082

EER RATING Band D



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TRAVEL DIRECTIONS

Known for its beautiful collection of stone-built villas and substantial detached dwellings the location has become most popular with professional couples and growing families. Set just outside Hamilton's centre, Landsdowne Gardens offers immediate access to all amenities that Hamilton offers including restaurants, bars and a wonderful selection of high street shops. With a Marks & Spencer's food store just a short walk away and Asda superstore in the palace grounds, Landsdowne Gardens could not be better placed for family living.

PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.



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