



DETACHED BUNGALOW

5 BIRCHFIELD ROAD
HAMILTON
ML3 8NR



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Immediately impressive, this substantial extended red sandstone fronted DETACHED BUNGALOW occupies a cul-de-sac position within this exclusive and sought after pocket just a few minutes from the Town Centre.

Offering excellent family accommodation with a flexible layout formed over two levels, viewing will not disappoint.

The property has been sympathetically upgraded with gas central heating, double glazing, modern kitchen and bathroom fittings, however retained original features to include natural wood finishes and stained glass (not all double glazed).

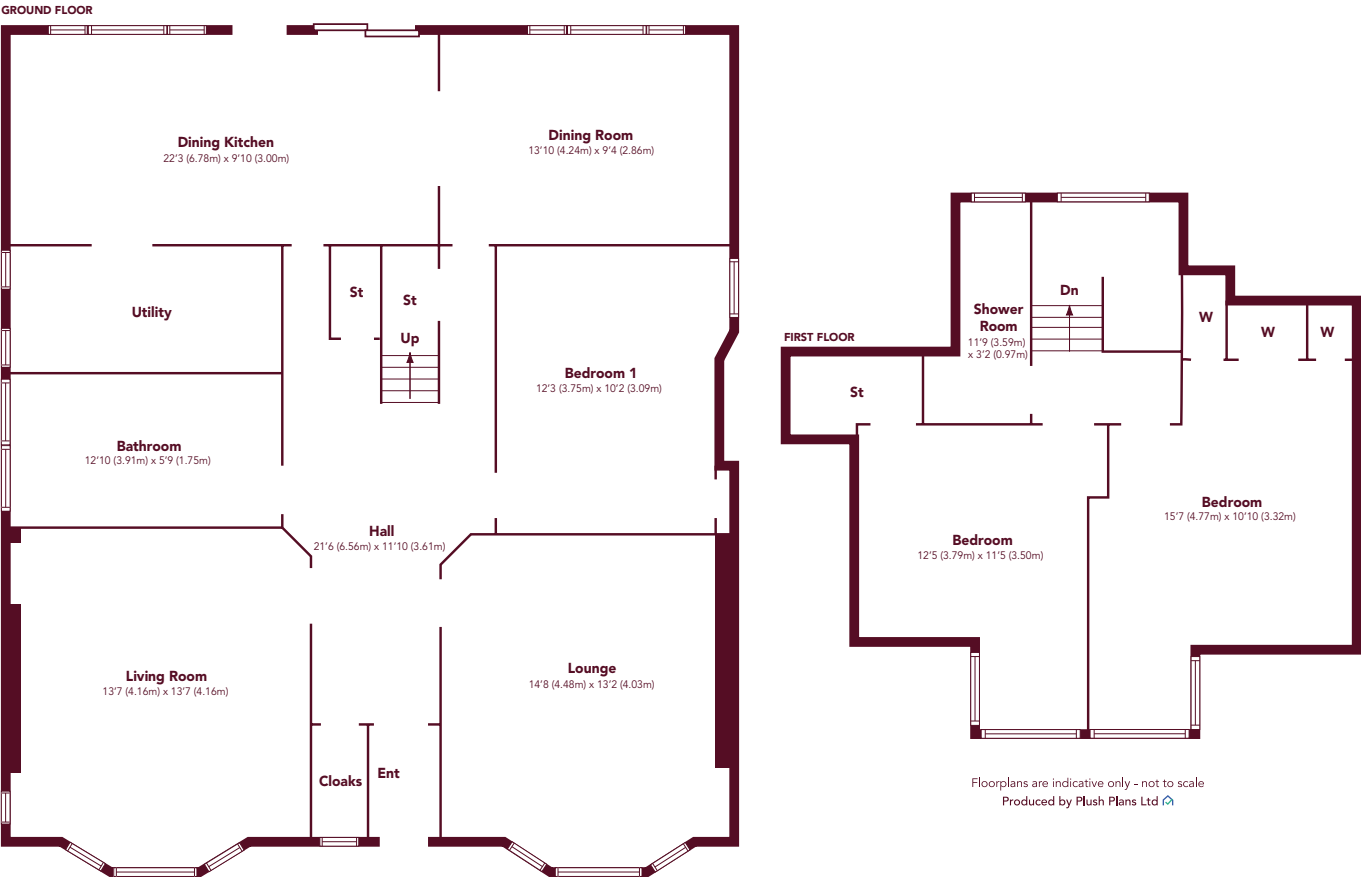
Entrance vestibule, impressive 21'6 broad reception hall with natural wood finishes to include dado panelling, built-in storage below stairs, off the hall is a deep cloaks/storage cupboard with stained glass window to front, generous formal lounge with broad bay window to front, tiled fireplace and varnished wood floor finish, living room also with broad bay window to front and stained glass window to side (not double glazed), this room could easily be utilised as an additional bedroom if required, bedroom, dining room overlooking rear garden, fully fitted 22'3 family sized dining kitchen with door onto rear garden, access to a large utility room, modern fitted bathroom comprising five piece suite to include twin wash hand basins and separate shower cubicle, full height wet wall panelling and fitted towel rail.

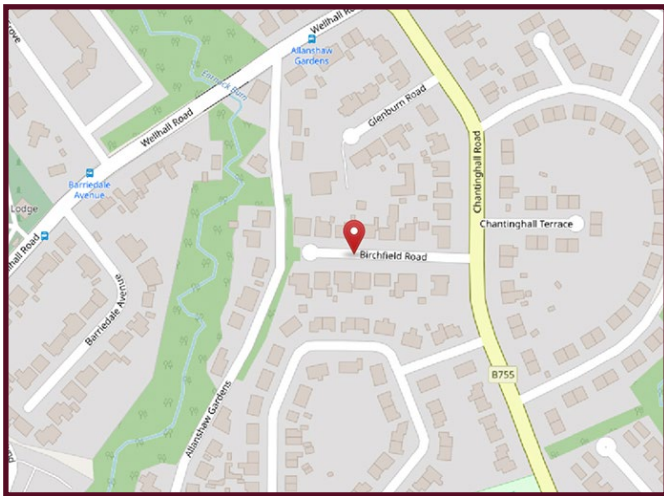
Upper level: two further double bedrooms, each with built-in storage, shower room comprising three piece suite.

The property is set amidst private gardens to front and rear. Mono block paved driveway providing off street parking for several cars and access to a double car garage.

Measurements

RECEPTION HALL	21'6 (6.56m) x 11'10 (3.61m)	BATHROOM	12'10 (3.91m) x 5'9 (1.75m)
LOUNGE	14'8 (4.48m) x 13'2 (4.03m)	FIRST FLOOR	
LIVING ROOM (BEDROOM)	13'7 (4.16m) x 13'7 (4.16m)	BEDROOM TWO	12'5 (3.79m) x 11'5 (3.50m)
BEDROOM ONE	12'3 (3.75m) x 10'2 (3.09m)	BEDROOM THREE	15'7 (4.77m) x 10'10 (3.32m)
DINING ROOM	13'10 (4.24m) x 9'4 (2.86m)	SHOWER ROOM	11'9 (3.59m) x 3'2 (0.97m)
KITCHEN/DINING	22'3 (6.78m) x 9'10 (3.00m)		





Travel Directions

Traveling south along Alameda Street, past the council offices on right, straight ahead with the junction with Union Street onto Wellhall Road, turn left at the roundabout onto Chantinghall Road, second right onto Birchfield Road and number 5 is on left.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band H.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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