



**Avon Mill
Hamilton
ML3**



A luxurious, newly built 5 bed home with beautiful outlooks over the River Avon.

Description

Avon Mill is a newly developed, sustainable detached house with the rear elevations overlooking the River Avon. The sense of privacy and tranquillity, all within easy reach of the city, makes this house a one off opportunity.

Cleverly designed to maximise its spectacular and historic position, the accommodation is arranged over three levels and extends to approximately 6435 square feet. The ground and first floors of Avon Mill offer spacious family accommodation whilst the lower ground floor has ample space for a games room, cinema and even benefits from a self-contained apartment.

The contribution of Award winning architects, McKenzie Strickland Associates and MZC+ STUDIO ITALY, in close partnership with a local family, allowed the creation of this stunning home with the belief that it should be timeless, sensible and inspiring to both its occupants and the local community.





Designed and built to an efficiency standard rarely seen in West Central Scotland, Avon Mill offers almost total parity in spite of its size with no expense spared in the quality of craftsmanship and materials in delivering a one off home.

Location

The area offers excellent schooling including Chatelherault Primary School and Hamilton Grammar School. The local independent private school, Hamilton College, is also a short distance away. Several train stations lie in close proximity with the adjacent M74/M8 motorway network ensuring swift access to both Glasgow and Edinburgh. The area offers an extensive list of high street and independent shops, restaurants and bars. Sporting and leisure facilities within the area include a variety of Golf Clubs, Tennis Club, Gyms and both Chatelherault and Strathclyde Country Parks. Furthermore, the property has immediate access to Chatelherault Country Park with its 10 miles of walks through the scenic River Avon and ancient woodlands without having to cross any trafficked road. The same applies to Strathclyde Country Park which is accessible through National Cycle Route 74 that runs just in front of the property boundaries.





Financial Guarantee/ Anti Money Laundering

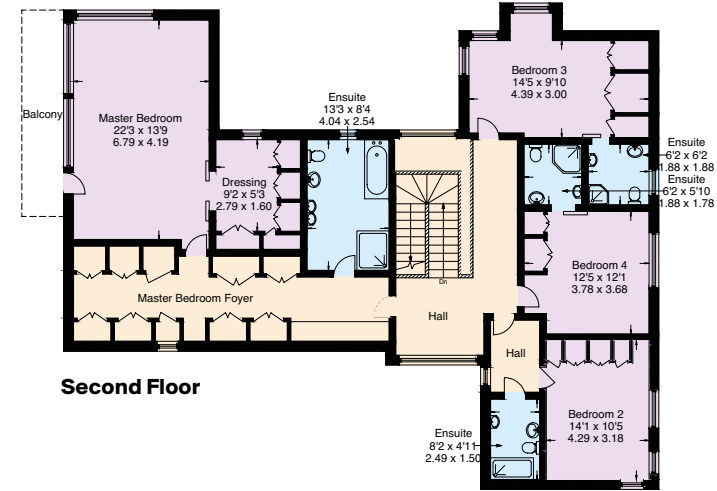
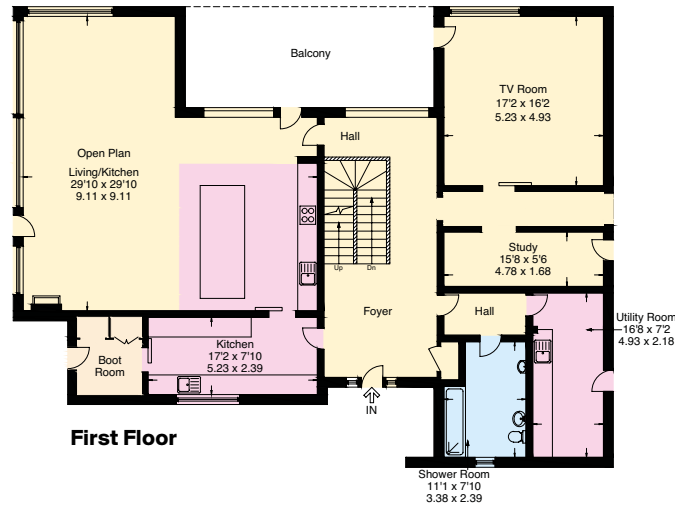
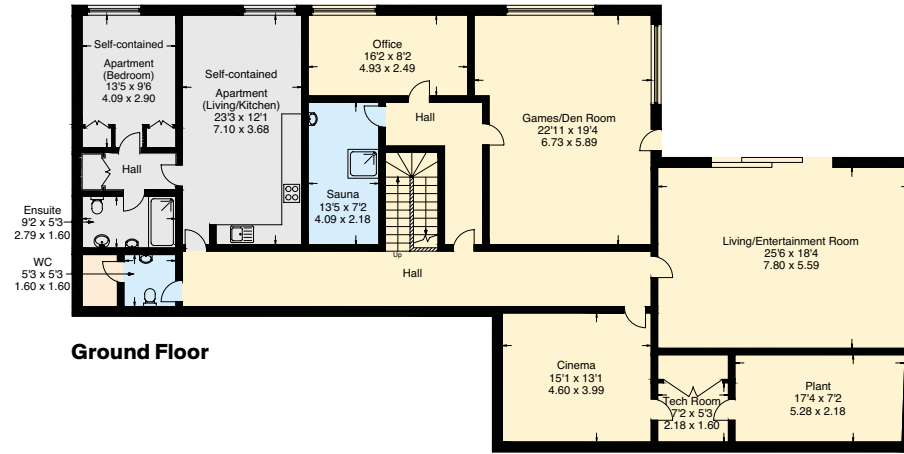
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**Approximate Gross Internal Floor Area
597.8 sq.m/6,435 sq.ft.**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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