



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3 Hamilton Way**

EAST WHITBURN, WEST LOTHIAN, EH47 8RA

# 3 HAMILTON WAY

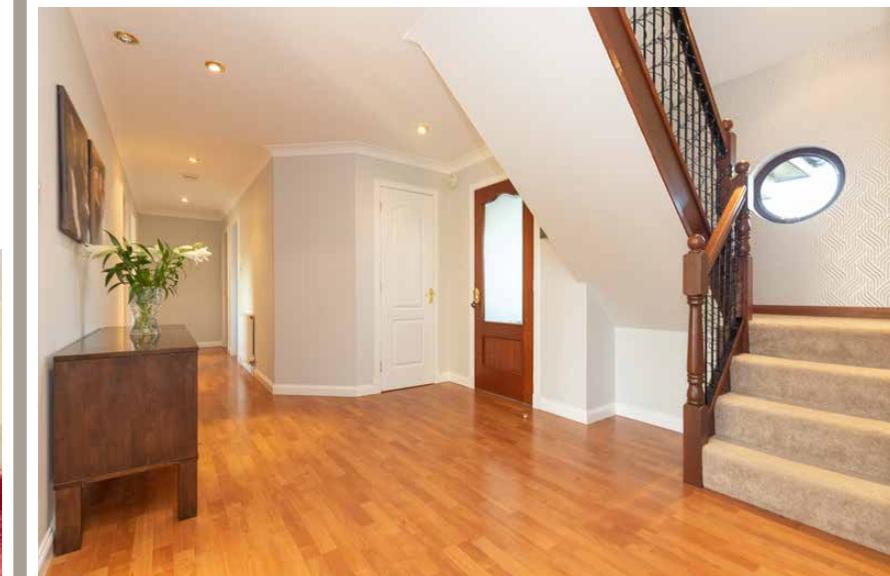
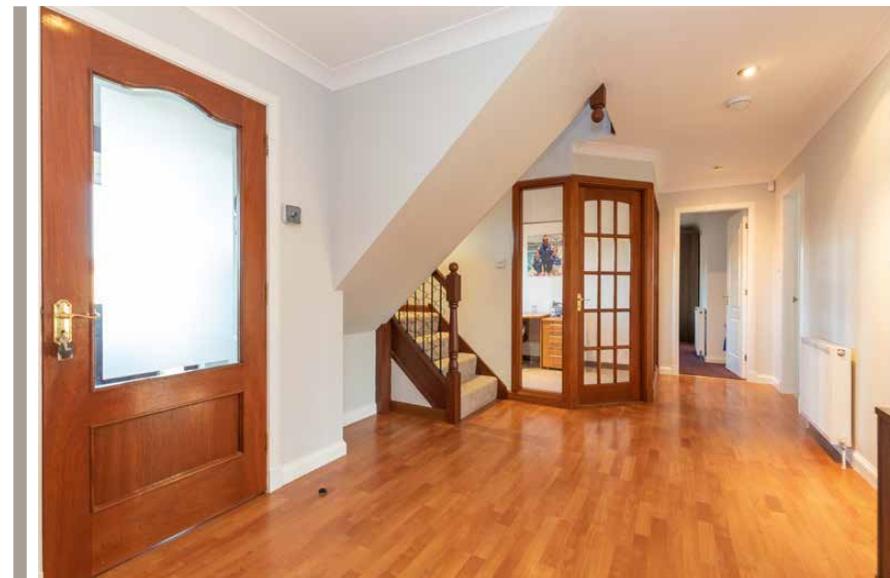
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McEwan Fraser Legal is delighted to present this generous four or five-bedroom detached villa to the market. Situated in Hamilton Way, a sought after private development, the property sits on a generous plot with a south facing rear garden and open rear aspect with excellent views. There is substantial accommodation over two levels which provides enormous flexibility for a family. The property is illustrated as a four-bedroom with three public rooms, three bathrooms, dining kitchen, utility room and an additional study. However, it could comfortably be used as a five-bedroom house without and real restrictions on the entertaining space. Under the current owner, the property has been maintained to an excellent standard and an incoming purchaser will be perfectly comfortable as they decide how to make their own mark on this wonderful family home. The property further benefits from off-street parking, detached double garage, double glazing and gas central heating for extra warmth and comfort.

Entering Hamilton Way, the property is on your left, to the south of the large and well maintained communal garden while is a fantastic resource for children. A wide monoblock drive can easily accommodate three vehicles and stops at a covered portico over the main front door. On entering, you find your self in a wide and welcoming hallway which boasts contemporary décor, high-quality flooring, integrated storage and provides access to the principal ground floor apartments.

A dual aspect lounge to the front of the property provides a perfect formal space for entertaining space. Naturally bright, the lounge enjoys neutral décor and ample floor space for a pair of large sofas and plenty of supporting furniture. A less formal family room has been extended into a sunroom which overlooks the rear garden and has the potential to become the true heart of the home. This naturally bright room has lovely proportions and there is plenty of space for a variety of different furniture configurations.



“...A SUNROOM WHICH OVERLOOKS THE REAR GARDEN AND HAS THE POTENTIAL TO BECOME THE TRUE HEART OF THE HOME...”





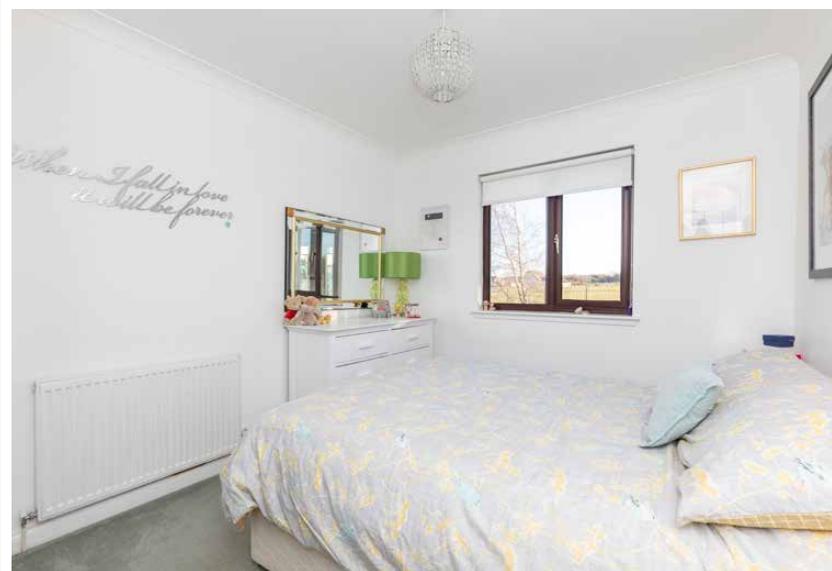
A cosy formal dining room sits between the sunroom and the breakfasting kitchen. It will seat eight people in comfort but can be utilised as a further fifth double bedroom if needed. The public area of the house is completed by a generous dining kitchen. Comprising an extensive range of base and wall mounted units, there is plenty of prep and storage space for the aspiring chef. Gas hob, oven, microwave and dishwasher are integrated while space has been provided for an American style fridge freezer. An attached utility room houses the laundry facilities and further storage.



The ground floor also plays host to the master bedroom, a further double bedroom with integrated wardrobe, master bathroom and a separate study. The master bedroom is particularly striking. Alongside ample floor space for larger style bed, there is plenty of integrated storage and a stunning en-suite bathroom. Finished to the highest of standards, the en-suite boasts contemporary tiling, dual sinks, a large shower and a large bath. In addition, the large family bathroom also boasts a free-standing roll-top bath.



Climbing the stairs, there are two further double bedroom which share a Jack and Jill en-suite shower room. The bedrooms both include integrated wardrobes and great levels of natural light coming through south-facing Velux windows.



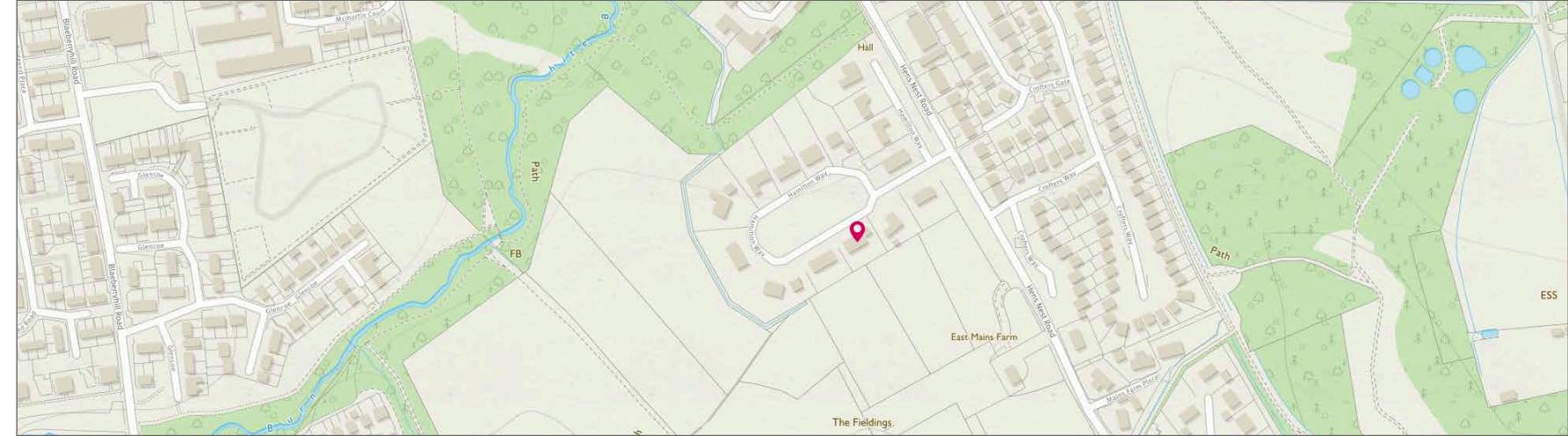
Externally, the property enjoys generous grounds with a particularly attractive rear garden. There are unobstructed views to the south which add to the semi-rural feel of the property. Alongside a large but manageable lawn, there is a patio accessed from the kitchen and sunroom. A monoblock area also houses a large shed to the rear of the detached garage. The garage itself boasts electric doors and offers fantastic additional storage or secure parking.

This is an exceptional family home and viewing is essential to fully appreciate both the proportions and situation of the property.

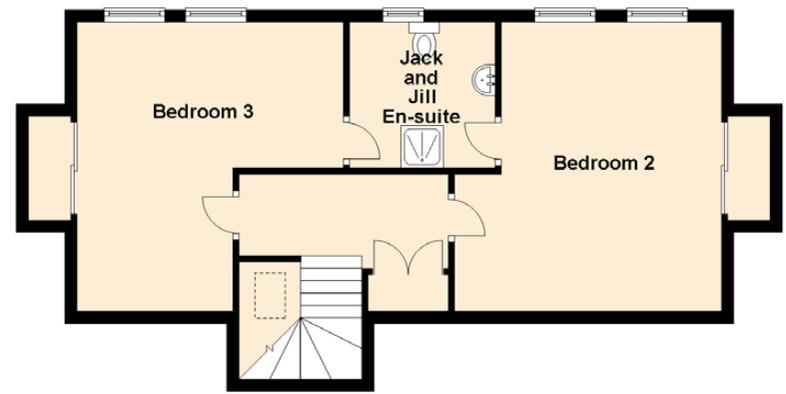


# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



“...SUBSTANTIAL ACCOMMODATION OVER TWO LEVELS WHICH PROVIDES ENORMOUS FLEXIBILITY FOR A FAMILY...”



Approximate Dimensions (Taken from the widest point)

Lounge	4.89m (16'1") x 4.49m (14'9")
Kitchen	5.59m (18'4") x 3.57m (11'9")
Utility	2.40m (7'10") x 1.75m (5'9")
WC	1.75m (5'9") x 0.90m (2'11")
Family Room/Sun Room	6.35m (20'10") x 3.83m (12'7")
Study	2.80m (9'2") x 1.95m (6'5")
Master Bedroom	5.63m (18'6") x 3.69m (12'1")
En-suite	4.16m (13'8") x 2.92m (9'7")
Bedroom 2	4.75m (15'7") x 4.40m (14'5")
Jack and Jill En-suite	2.40m (7'10") x 2.40m (7'10")
Bedroom 3	4.75m (15'7") x 4.39m (14'5")
Bedroom 4	3.57m (11'9") x 2.83m (9'3")
Dining Room/Bedroom 5	3.58m (11'9") x 2.99m (9'10")
Bathroom	3.06m (10') x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 232m<sup>2</sup> | EPC Rating: C



# McEwan Fraser Legal

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Text and description  
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Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer