




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Kingfisher Avenue

FERNIEGAIR, HAMILTON, SOUTH LANARKSHIRE, ML3 7GF



Ferniegair

HAMILTON,
SOUTH LANARKSHIRE,
ML3 7GF

The property is perfectly placed for gaining fast access to the M74 motorway and is just a short walk from Chatelherault Train Station, which offers regular rail services to Glasgow.

The property is also situated in close proximity to a selection of amenities in both Hamilton and Larkhall that include; mainstream and private schools, supermarkets, restaurants and a selection of leisure facilities.

Kingfisher Avenue is also very close to Chatelherault Country Park, which is regarded as an area of historical importance and offers fabulous woodland walks.



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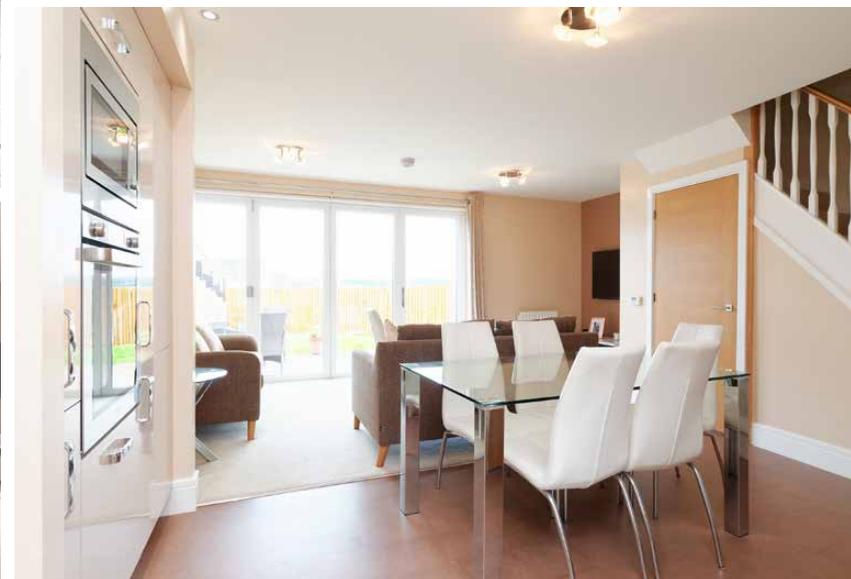
McEwan Fraser is delighted to present this impressive semi-detached villa which is set within the much-admired Dukes estate.

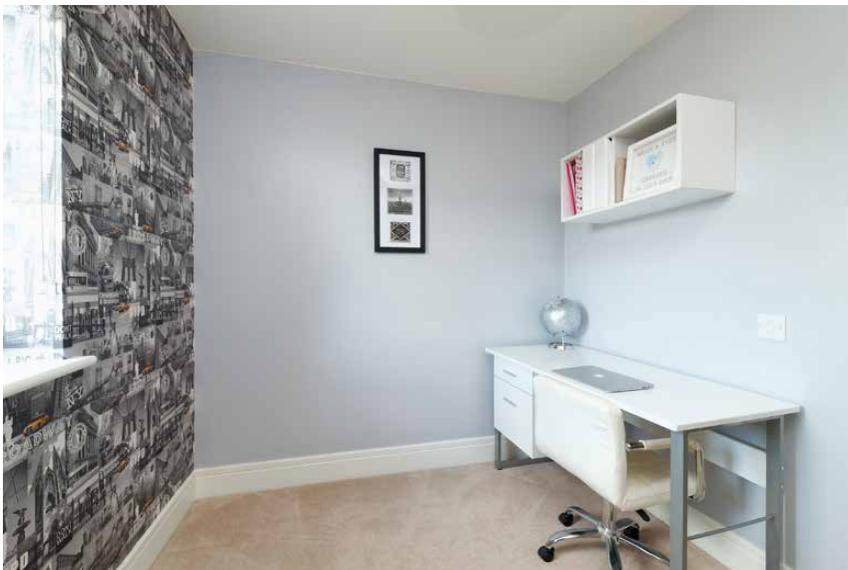
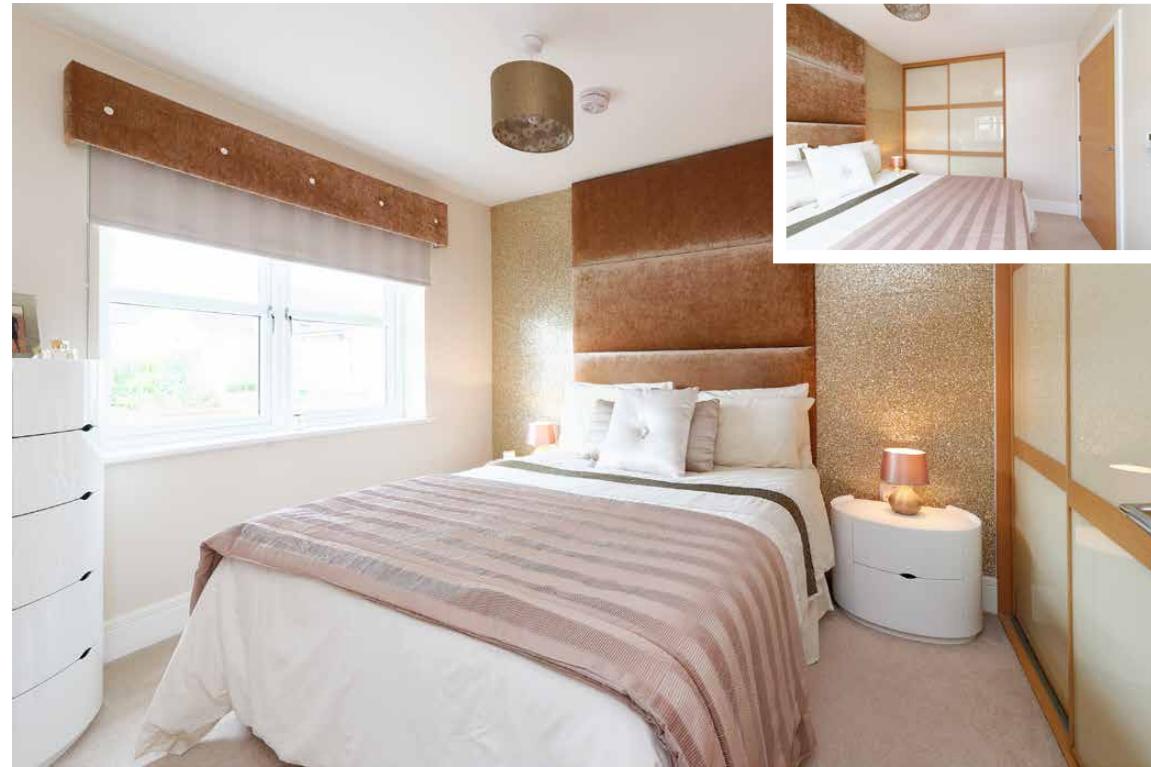
Built by Avant Homes in 2015, the property has an exceptional open lounge area which incorporates both the sizeable dining area and integrated kitchen seamlessly thus providing a free-flowing feel to the ground floor. The home also has gas fired central heating and double glazing for extra warmth and comfort.

The ground floor accommodation comprises of entrance hall with cloakroom/WC, striking open plan lounge with bi-folding doors, open plan dining room, integrated kitchen with stainless appliances and utility closet. The upper floor offers three well-proportioned bedrooms and a separate three-piece bathroom.

The front gardens are open plan and laid to lawn with and there are two allocated parking spaces. The enclosed rear garden has an open aspect with decking and an established lawn.

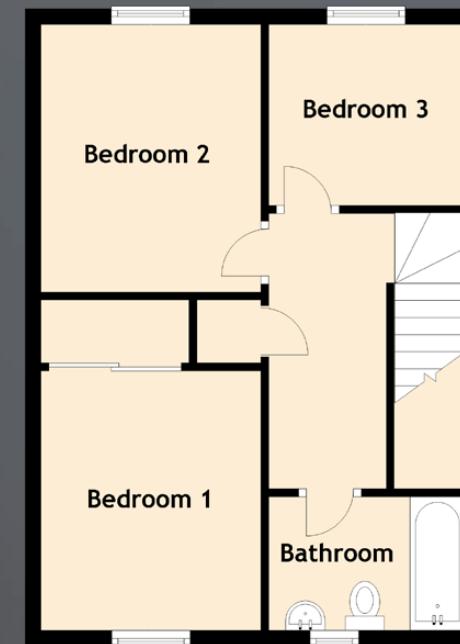
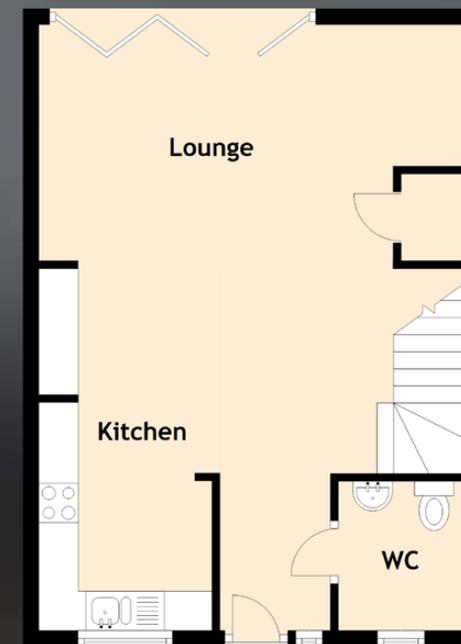
This is a beautiful house that would make an ideal starter home. Internal viewing highly recommended.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.00m (9'10")
Kitchen	4.60m (15'1") x 2.20m (7'3")
Bedroom 1	3.30m (10'10") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	2.50m (8'2") x 2.30m (7'7")
Bathroom	2.40m (7'10") x 1.70m (5'7")
WC	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 80m²

EPC Rating: C

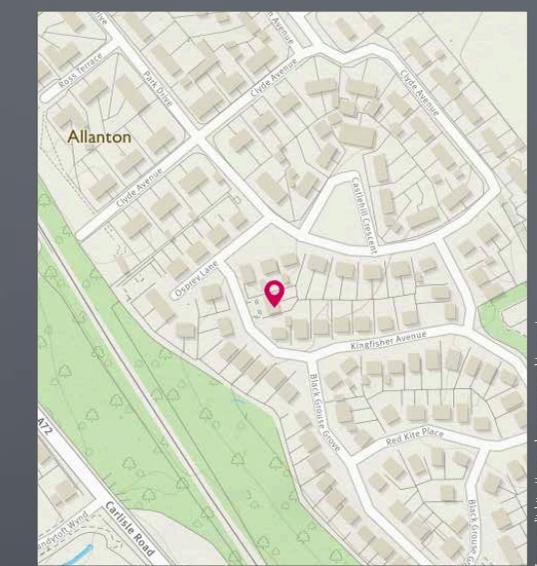


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