

**26 VALLEYFIELD CRESCENT, ML3 7FL**  
**OFFERS OVER £199,995**







Nicola Kennedy Residential are delighted to introduce a fantastic opportunity to acquire a spacious 3 bedroom terraced house located within a quiet cul-de-sac in the charming village of Ferniegair.

Upon entering, you are greeted by a welcoming hallway with a convenient cloakroom WC. The cosy and homely lounge is perfect for relaxing evenings, while the modern fitted dining kitchen boasts patio doors leading to the rear south facing garden area.

The master bedroom features built-in wardrobes and a stylish en-suite shower room, with two further well-proportioned bedrooms offering ample space or a home office. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.

Outside, you will find a private rear south-facing garden, as well as an easily maintained garden to the front. Two allocated parking bays and visitors parking ensure convenience for residents and guests alike.

Valleyfield Crescent is located within the prestigious South Lanarkshire suburb of Ferniegair on the outskirts of Hamilton and is home to the popular Chatelherault Country Park which in itself has numerous activities within. The nearby train station which is only a short walk away gives access to Hamilton, Glasgow and the surrounding towns and is ideal for commuting with Hamilton town centre only a short distance away and is home to excellent shopping facilities and sports amenities including golf courses, swimming baths, ice rink, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College and a wide variety of restaurants, pubs and

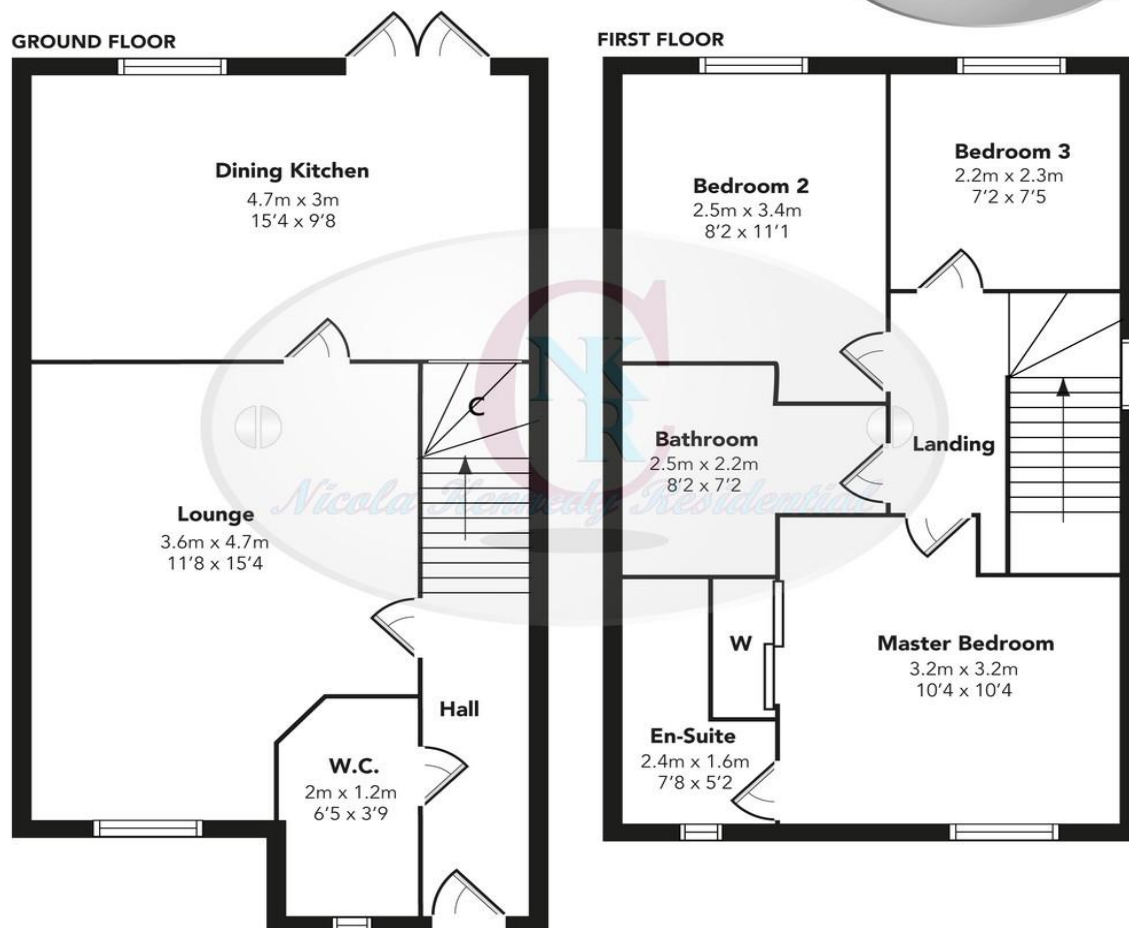


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Don't miss out on the opportunity to view this fantastic home in Valleyfield Crescent. Contact us today to arrange a viewing.



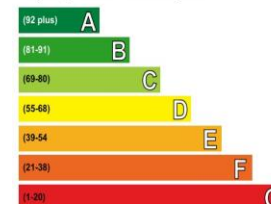




Floorplans are indicative only - not to scale  
Produced by Plushplans



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	92

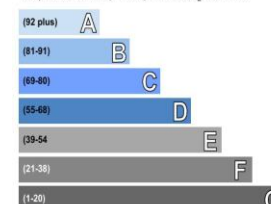
### Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (79)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
81	93

### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (81)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.