







**Hamilton**

Black Grouse Grove, Ferniegair, Hamilton

Independent Estates





## Directions

Traveling from Hamilton toward Chatelherault Country Park at traffic lights turn left, take second exit at roundabout onto Park Drive then third left into Osprey Lane. Take first left into Kingfisher Avenue then first right into Black Grouse Grove. The property is located on your right.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

|                  |               |               |               |
|------------------|---------------|---------------|---------------|
| Entrance Hallway | 1.95m x 1.34m | Lounge Dining | 5.25m x 5.32m |
| Kitchen          | 1.96m x 2.21m | WC            | 1.64m x 1.59m |
| Bedroom One      | 3.12m x 2.78m | Bedroom Two   | 3.43m x 2.77m |
| Bedroom Three    | 2.23m x 2.49m |               |               |

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.



Independent Estates are proud to present this modern and beautifully presented three bedroomed end terrace villa. Constructed by Avant Homes the property is presented to a very high standard internally and externally. Located within the hamlet of Ferniegair on the outskirts of Hamilton. Ferniegair is home to the popular Chatelherault Country Park which in itself has numerous activities within. The nearby train station at Ferniegair travels to Hamilton, Glasgow and the surrounding towns and is ideal for commuting. Hamilton town centre is a short distance away and is home to excellent shopping facilities and sports amenities, including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh.

The property enjoys an excellent elevated position located on the outer perimeter within the development and presented in immaculate order both internally and externally. Accommodation is arranged over two levels comprising: Entrance to property via front facing solid composite door with glazed side panel giving access to reception hallway. Hallway gives access to cloakroom wc and lounge with tiled flooring. Generous lounge/dining and kitchen area with rear facing bi folding doors opening out onto rear patio and garden. The spacious and open area boasts tiled flooring and gives access to kitchen, storage cupboard and carpeted staircase with decorative timber balustrade. Front facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances including electric oven, microwave, hob, extractor and fridge freezer. Front facing cloakroom wc comprising low flush wc, wash hand basin, tiled flooring and tiled flooring.

Carpeted upper landing gives access to three bedrooms, bathroom and loft hatch. Front facing bedroom one with fitted wardrobes and carpet. Bedroom two is rear facing with fitted wardrobes and carpet. Bedroom three is again rear facing with fitted carpet. Front facing family bathroom comprising low flush wc, wash hand basin, bath, drench shower (over bath), fully tiled walls and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with paved pathway and decorative borders. Private elevated rear garden is fully enclosed and has been professionally landscaped incorporating two paved patio/entertaining areas, premium artificial lawn and fully enclosed via timber fencing. Private allocated parking is positioned at side of property.



**Offers Over £220,000**