



RESIDENCE

27 Kennoway Crescent, Ferniegair, ML3 7WQ

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RESIDENCE



## 3 Bedrooms | 2 Public Rooms | 2 Bathrooms



This sought after and rarely available semi-detached townhouse offers a spacious and versatile layout of apartments that are formed over three main levels and have been upgraded to a high specification throughout.

The home enjoys an enviable position within the cul-de sac and has been modified and presented in excellent decorative order throughout. The property really is in walk in condition!

The rooms are comfortably proportioned, neutrally decorated and feature gas central heating, double glazing and the refitted and redesigned, modern fitted kitchen includes a range of integrated appliances. The design and layout of the house creates a feeling of space and the views to the front can be appreciated from the front bedroom windows. The accommodation comprises, welcoming reception hall, lounge, modern fitted dining size kitchen with integrated appliances. The first floor contains two bedrooms and the contemporary fitted family shower room. The top floor has the master bedroom suite with generous built in wardrobes and en-suite shower room. Features of this property include two car parking spaces to the front and landscaped gardens to the rear with grass, pathways and two impressive summer houses.

The floor plan shall provide you with a detailed layout of this versatile and well laid out home, however we recommend viewing to appreciate the setting and standard of finishing's on offer.

Royal Park was built by Persimmon Homes circa 2008 and is 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 property is close to the M74 motorway as well as Ferniegair train station which travels to Hamilton, Glasgow and the surrounding towns and is ideal for commuting. Hamilton town centre.



1130.21 sq ft | EER = C



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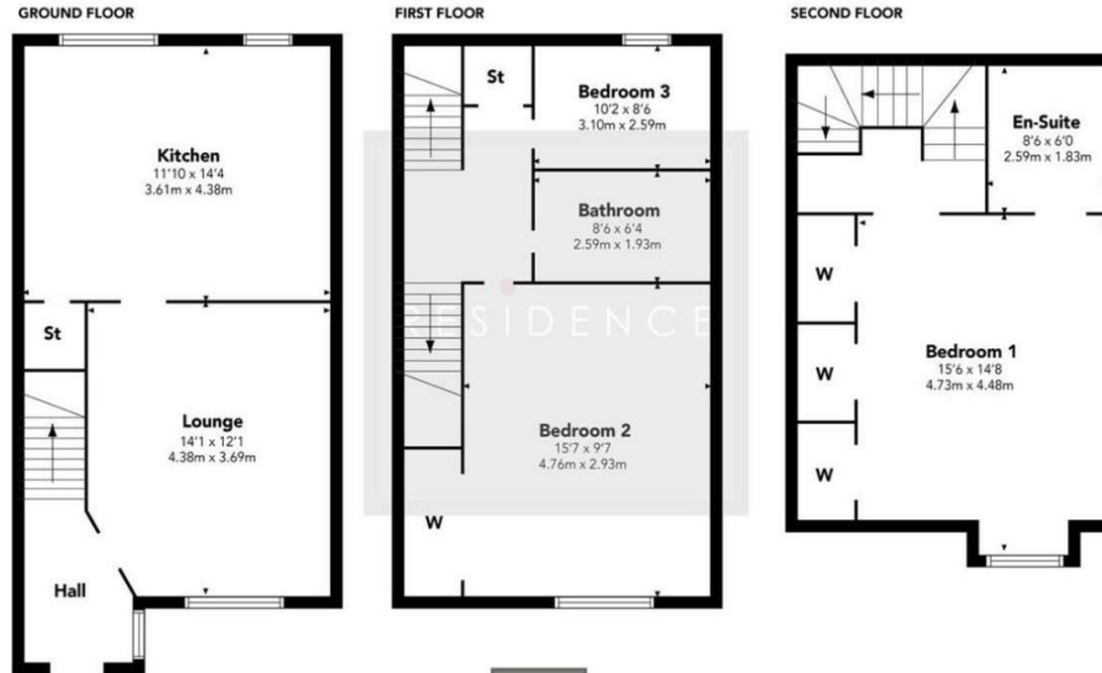
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Viewing by appointment with Residence Hamilton

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### Kennoway Crescent



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.