



RESIDENCE

21 Fairholm Avenue, Ferniegair, ML3 7UA

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 1 Public Rooms | 3 Bathrooms

This rare and exceptional modern detached bungalow is situated at the end of a peaceful cul-de-sac in the highly sought-after Ferniegair area. Situated on a large, private plot offering stunning views and extensive outdoor space.

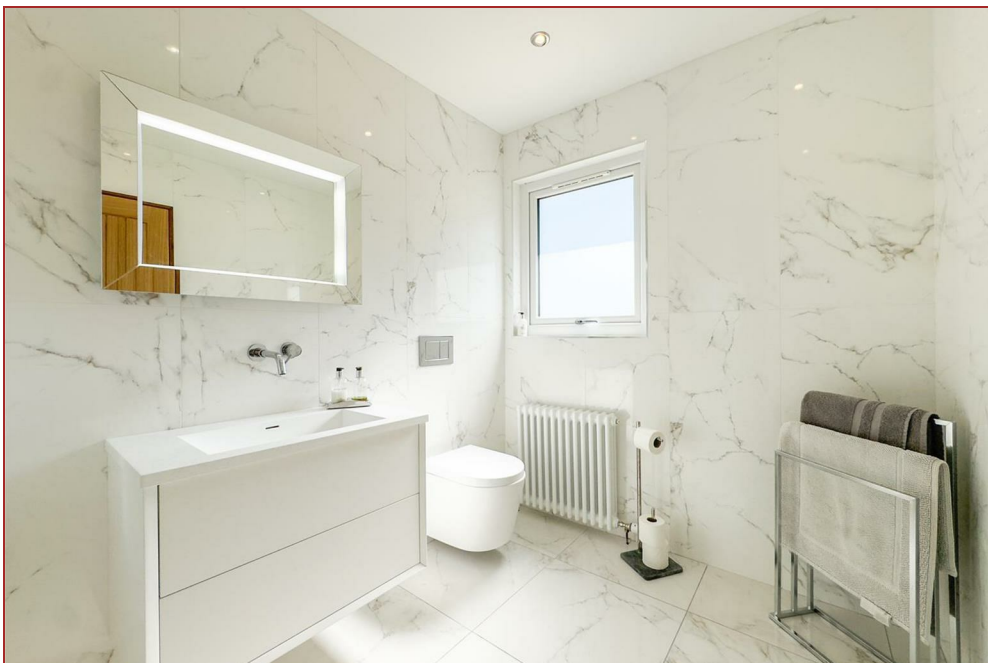
Perfectly positioned, the property is surrounded by beautifully landscaped private gardens and features custom-built gates by Gates Scotland. It boasts a spacious driveway capable of accommodating multiple vehicles, a double garage, private patios, and an expansive decked area ideal for entertaining. Additionally, new windows and doors were installed just two years ago by Precision Windows.

Inside, the home is finished to a superior standard, offering a range of spacious, versatile rooms and excellent storage. The welcoming reception hallway, lounge, and master bedroom all feature elegant real oak herringbone flooring. The generous formal lounge showcases a charming handmade fireplace crafted from Bath Limestone and is illuminated by three large windows that flood the space with natural light.

The centerpiece of the home is the impressive open-plan kitchen, dining, and family entertainment area, fitted with large tile flooring. This modern, high-spec kitchen includes a wide array of integrated appliances, a fitted Aga cooker and fridge/freezer, and two sets of French doors—one opening onto the stunning rear decked area. A utility room and a stylish two-piece WC with Porcelanosa tiles complete this section.

The spacious master bedroom features built-in wardrobes and a sleek, contemporary en-suite. The family bathroom, designed by Lusso Stone, includes a stunning freestanding Cortese Stone bathtub and matching sink, all finished in a matt tone with Porcelanosa tiles. The property also offers two additional double bedrooms, both with built-in wardrobes and carpeted floors.

Ideally located near excellent transport links, reputable schools, and scenic woodland walks, including the nearby Chatelherault Country Park.

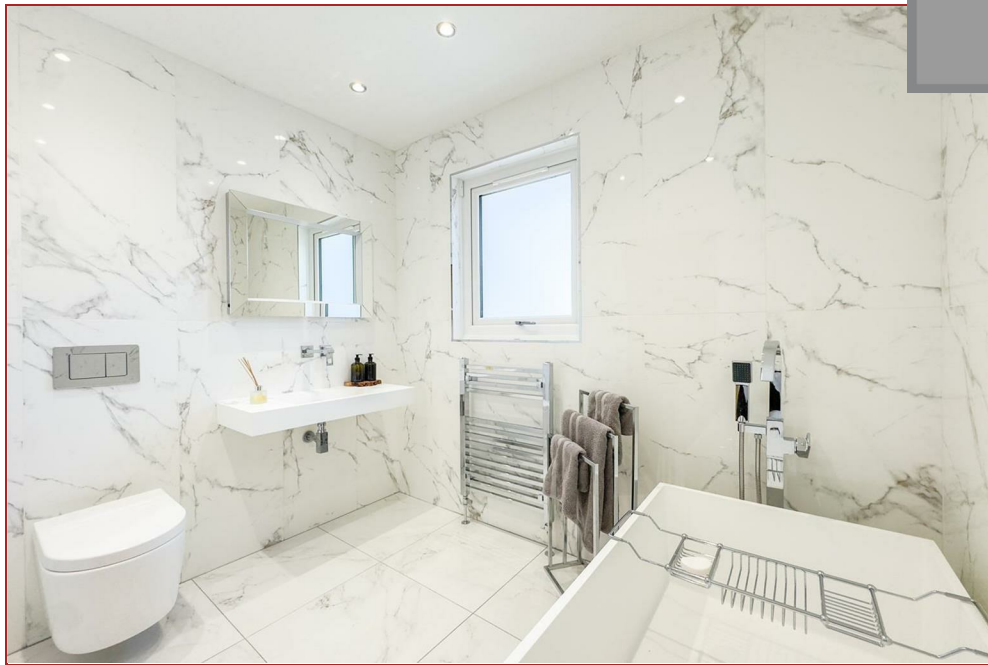


sq ft | EER =





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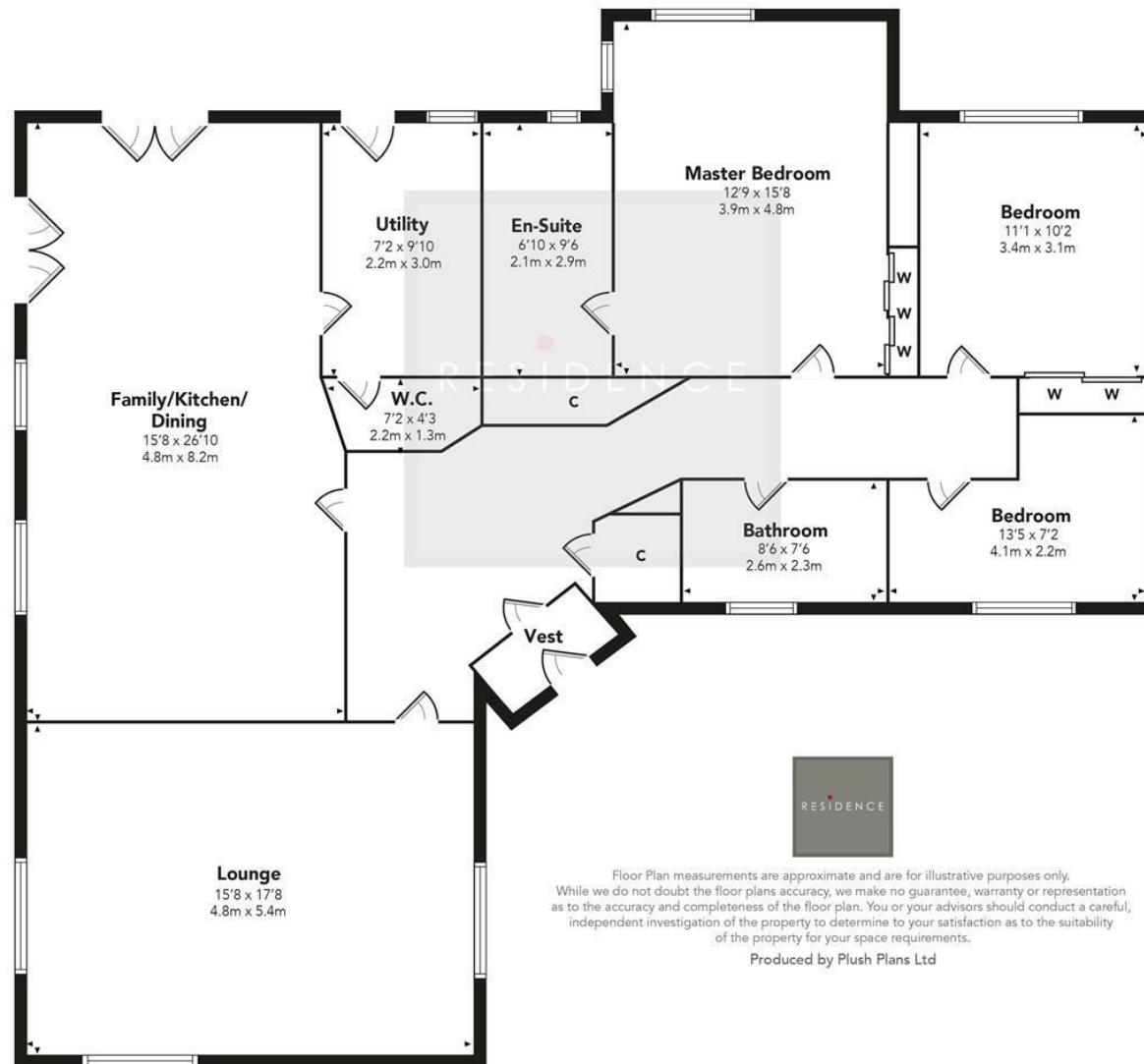








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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is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