



RESIDENCE

22 Valleyfield Crescent, Ferniegair, ML3 7FL

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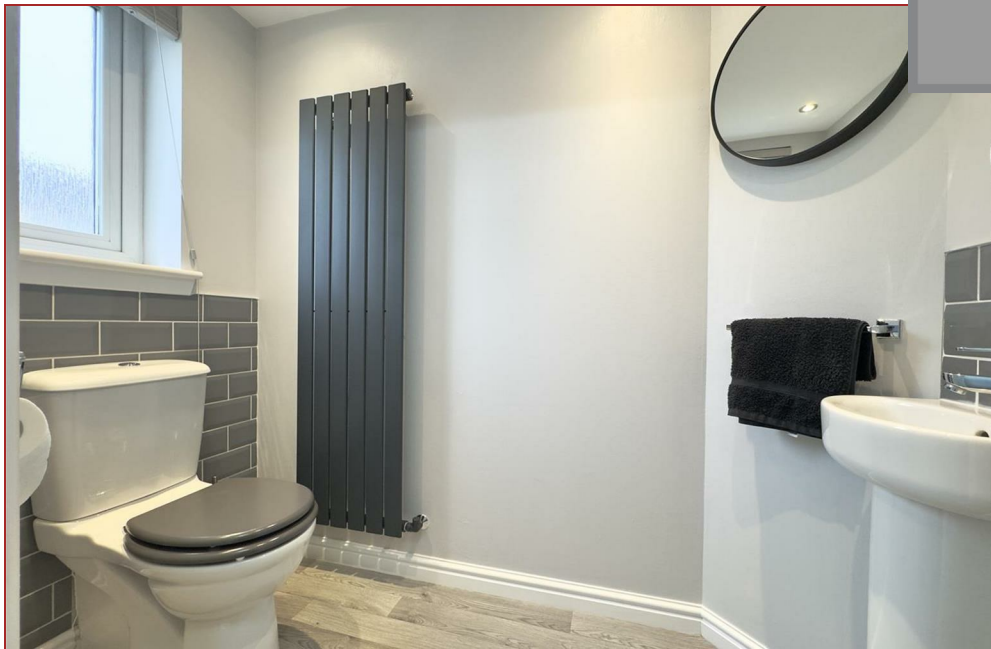


Viewing by appointment with Residence Hamilton

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RESIDENCE





3 Bedrooms | 1 Public Rooms | 2 Bathrooms

Situated within a highly sought-after location in Valleyfield Crescent, Ferniegair, this sure to be popular end-terrace villa offers an excellent opportunity for first-time buyers or those looking to downsize. The property benefits from a practical and flexible layout, neutral decor throughout, and a range of desirable features that combine comfort and convenience.

The accommodation begins with a welcoming hallway, complete with a staircase leading to the upper level. Cloaks/wc with 2 piece, The formal lounge is spacious and bright, featuring double-glazed windows to the front. Adjacent to the lounge is a modern, fitted dining kitchen, the kitchen boasts modern cabinetry, integrated appliances, and ample space for dining furniture.

Upstairs, the property offers three bedrooms. The master bedroom benefits from an en-suite shower room, providing added privacy and convenience. Additionally, there is a separate family bathroom equipped with modern fixtures, serving the remaining bedrooms and guests.

Additional features of this inviting home include gas central heating, double glazing throughout and parking bays situated at the rear of the property. The rear garden is enclosed with timber fencing, offering a secure outdoor space.

Ferniegair is renowned as one of South Lanarkshire's most sought-after areas. Its prime location offers easy access to Hamilton Golf Course and the picturesque Chatelherault Country Park, making it perfect for outdoor enthusiasts and nature lovers alike. The development's popularity is further enhanced by its proximity to Chatelherault train Station, providing excellent transport links, and the M74 motorway, facilitating convenient commuting to Glasgow, Edinburgh, and beyond.

The nearby town of Hamilton is just a short drive away, offering a diverse array of amenities.



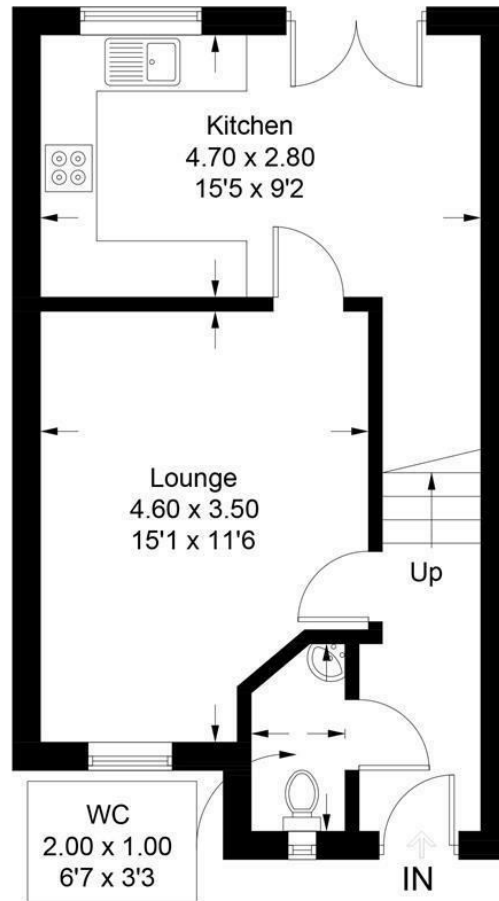
sq ft | EER =



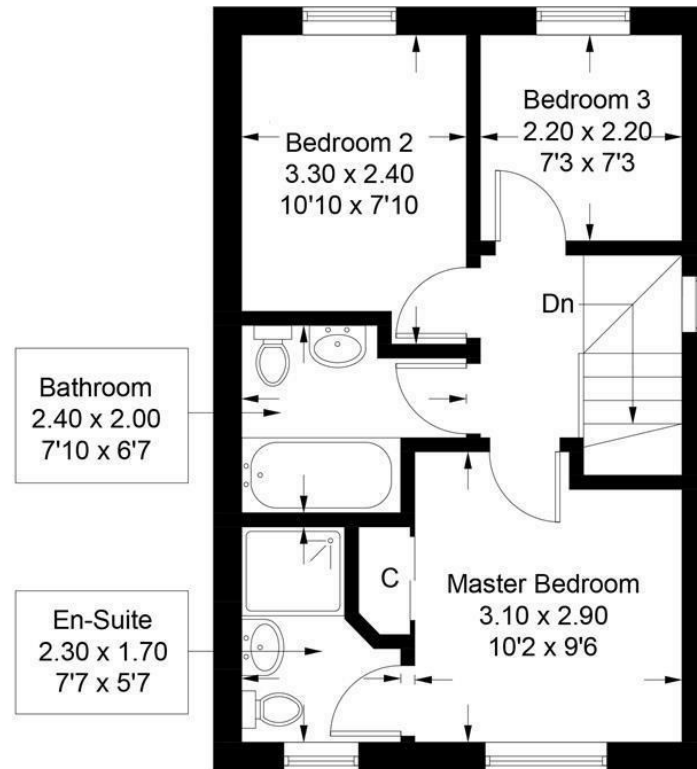
RESIDENCE



Valleyfield Crescent



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID555275)

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.