



RESIDENCE

20 Black Grouse Grove, Ferniegair, ML3 7GH

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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3 Bedrooms | 1 Public Rooms | 3 Bathrooms

This well presented three-bedroomed semi-detached villa, built by Avant Homes, is situated within the much-admired Dukes development in Ferniegair. Occupying an attractive position within the development, the property enjoys a peaceful and natural backdrop, backing onto neighbouring woodland and offering a lovely setting for modern family living.

The home offers bright, spacious and well-proportioned accommodation formed over two levels, with an open-plan layout designed for modern living and entertaining.

The ground floor accommodation comprises an entrance vestibule with convenient cloaks/WC, leading into an impressive open-plan lounge, dining area and integrated kitchen. This versatile living space provides ample room for both relaxation and dining, whilst bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. On the upper floor there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, whilst a modern three-piece family bathroom serves the remaining bedrooms.

Additional features include gas central heating, double glazing, bi-fold doors, private gardens and a monobloc driveway providing off-street parking. The property's position, with neighbouring woodland forming a peaceful and attractive natural backdrop, is a particularly appealing feature.

The Dukes development by Avant Homes is situated within the charming hamlet of Ferniegair on the outskirts of Hamilton. Nearby Chatelherault Country Park offers beautiful woodland walks and outdoor pursuits, whilst Chatelherault railway station provides convenient commuter links to Glasgow and surrounding areas.

Hamilton town centre is only a short distance away and offers an excellent selection of shopping, leisure and sporting facilities, restaurants, bistros and pubs. The area is also well served by reputable schooling, including nearby Hamilton College, whilst excellent road and rail connections.



947.22 sq ft | EER = B



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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.