



RESIDENCE

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Viewing by appointment with Residence Hamilton
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4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This very well presented four-bedroom detached family villa, built by Avant Homes, enjoys an excellent corner position within the highly sought-after 'The Dukes' development. Offering spacious, bright, and airy accommodation over two levels, the property is presented in walk-in condition and perfectly suited to modern family living.

Occupying a generous plot with enclosed and private rear gardens, the home further benefits from a double driveway and detached garage.

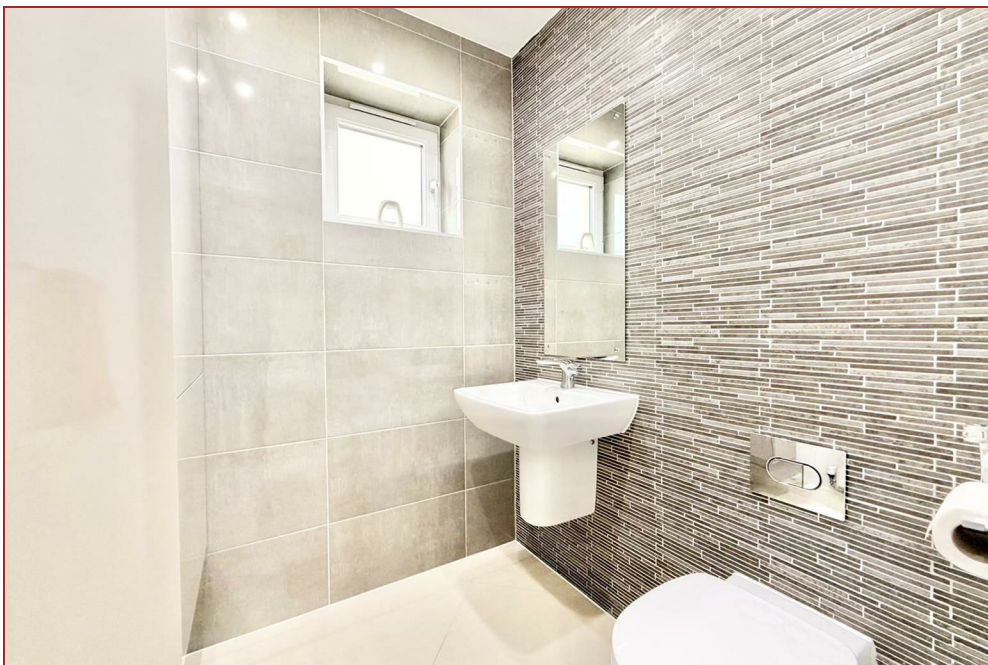
The accommodation comprises a welcoming reception hallway with staircase leading to the upper floor, an impressive bay-windowed formal lounge with aspects to both the front and rear, and a superb open-plan dining kitchen fitted with contemporary integrated units and finished to a high standard. Twin bi-fold doors open directly onto the rear gardens, creating an ideal space for entertaining and family life. A separate utility room, downstairs WC, and versatile study/TV room currently utilised as a playroom, completes the ground floor accommodation.

On the upper level, there are four generously proportioned bedrooms, including a fantastic principal bedroom featuring fitted wardrobes and a stylish en suite shower room. The contemporary family bathroom is finished with a modern three-piece suite and quality tiling.

Additional features include integrated appliances, elegant Porcelanosa tiling, gas central heating, double glazing, bi-fold doors, and a monobloc driveway leading to the detached garage.

Early viewing is highly recommended to fully appreciate the quality and space this exceptional home has to offer.

The Dukes development is located within the peaceful village of Ferniegair and is ideally positioned for access to the M74 motorway network. Chatelherault railway station is just a short walk away, providing regular rail services to Glasgow. The property also lies close to a wide range of amenities within Hamilton and Larkhall, including highly regarded schools, supermarkets and restaurants.



1388.54 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.