



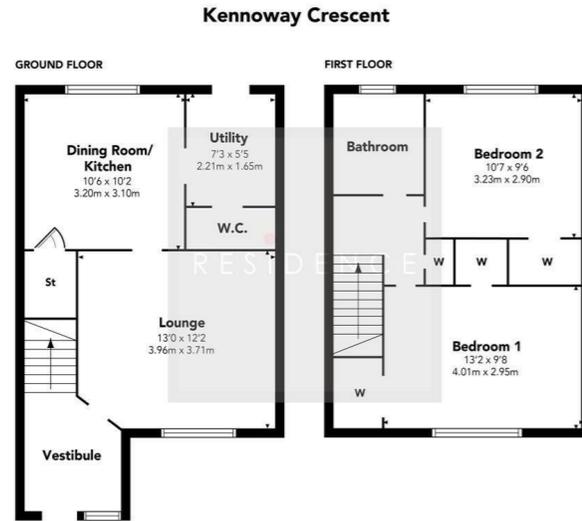
ESTATE AGENTS

33 Kennoway Crescent, Hamilton, ML3 7WQ



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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

Property Reference RH2272



Residence contact Chris Burt & Kelli Murphy | Viewing by appointment with **Residence Hamilton**

**Offices at:**

34 Cadzow Street, Hamilton ML3 6DG

61-63 Main Street, Uddingston G71 7EP

3 Bridge Street, Strathaven ML10 6AN

18 Academy Street, Coatbridge ML5 3AU

T.01698 444333

T.01698 444222

T.01357 572222

T.01236 338333

www.residenceestateagents.co.uk

E.hamilton@residenceestateagents.co.uk

E.uddingston@residenceestateagents.co.uk

E.strathaven@residenceestateagents.co.uk

E.airdrie@residenceestateagents.co.uk

We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings 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.

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This modern and very-well-presented mid-terrace villa is set within a quiet cul-de-sac and conveniently placed for road and rail links. A perfect starter home or may appeal to someone looking to downsize.



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The home is well-proportioned and decorated in natural tones whilst complimented with a mixture of quality floor coverings. Further features include gas central heating, double glazing, a partial floored loft with integrated ladder for additional storage, a modern breakfasting sized kitchen which incorporates an integrated oven and hob and a utility room with access to a downstairs cloaks/wc. The property benefits from two allocated car parking spaces and is set within well-maintained gardens which are enclosed to the rear with access to a garden shed.

Only upon viewing the property do you appreciate the size and layout, comprising entrance hall with staircase leading to the upper floor level, formal lounge, modern fitted kitchen, utility room with stable style outer door, cloakroom wc, two double bedrooms and a modern fitted family bathroom.

The floor plan shall provide you with a detailed layout of this well-laid-out and comfortable home.

Royale 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 nearby train station at Ferniegair travels to Hamilton, Glasgow and the surrounding towns and is ideal for commuting. Hamilton town centre is a short distance away and is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities, including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College, and the nearby M74 motorway provides excellent road links throughout the west of Scotland.

