



ESTATE AGENTS

13 Fairholm Avenue, Hamilton, ML3 7UA



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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 RH1934

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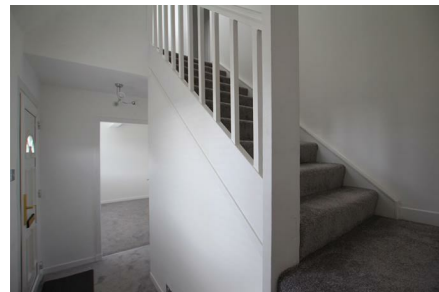
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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred 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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The property has been comprehensively upgraded to offer stylishly presented accommodation to include a stunning kitchen with stainless appliances and replacement contemporary shower room and bathroom with ceramic tiling. The décor throughout is neutral with the addition of quality carpeting.

The accommodation comprises welcoming reception hallway with staircase leading to the upper floor level, spacious shower room, lounge with double glazed aspects to front, sizeable kitchen with white goods and outer door offering access to the rear gardens. To the rear there is a formal dining room which could easily be utilised as a further bedroom.

On the upper floor there are 3 bedrooms and a family bathroom with 3-piece suite and luxury tiling.

Features of the property include gas central heating, double glazing, driveway and excellent sized gardens to the rear.

The attached floor plan shall provide a detailed layout of this impressive home however we recommend early viewing to get a true feel for the layout of accommodation.

Fairholm Avenue is located within the village 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 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. The town of Hamilton has a wide variety of restaurants, bistros and pubs.

