



RESIDENCE

20 Methil Court, Ferniegair, ML3 7FN

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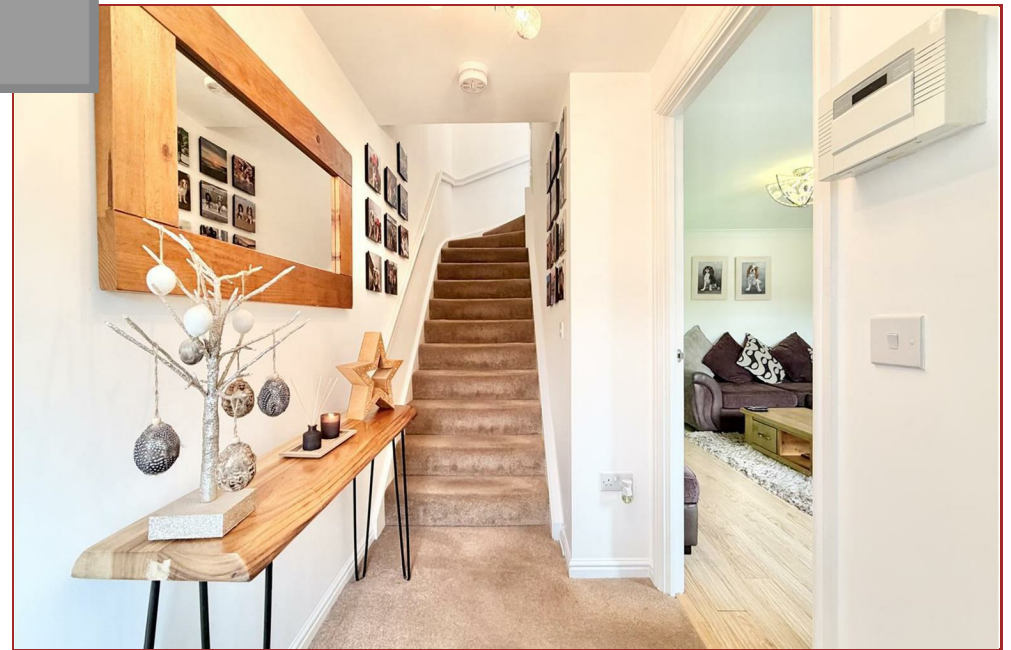


Viewing by appointment with Residence Hamilton

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RESIDENCE





3 Bedrooms | 1 Public Room | 3 Bathroom

Situated in the highly desirable Methil Court of Ferniegair, only a short walk away from Chatelherault Train Station and Country Park, this attractive 3 bedroom mid-terrace villa presents an ideal opportunity for first-time buyers or those looking to downsize. Boasting a practical and versatile layout, neutral décor throughout, and a range of appealing features, this home perfectly combines comfort with convenience.

The property opens into a welcoming hallway with a staircase leading to the upper level. The bright and spacious formal lounge features double-glazed windows to the front, creating a light and airy living space. Adjacent to the lounge is the modern fitted dining kitchen, fitted with modern cabinetry, integrated appliances, and space for a small dining table, making it perfect for both everyday living and entertaining.

A convenient cloakroom/WC with a two-piece suite completes the ground floor, offering practicality for both residents and visitors.

Upstairs, the villa comprises three bedrooms, with the master bedroom benefiting from a private en-suite shower room. Bedroom 3 is a perfect home office with fitted wardrobes. A separate family bathroom, fitted with modern fixtures, serves the remaining bedrooms and guests.

Additional features include gas central heating, double glazing throughout, and 2 parking bays. The rear garden is enclosed with timber fencing, providing a secure outdoor space with patio, decking and barked display area.

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 scenic Chatelherault Country Park, ideal for outdoor enthusiasts and nature lovers. The area also benefits from excellent transport links, with Chatelherault Train Station nearby and the M74 motorway offering straightforward commuting to Glasgow, Edinburgh, and beyond.



753.47 sq ft | EER = C



RESIDENCE



Methil Court



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.