



RESIDENCE

18 Valleyfield Crescent, Ferniegair, ML3 7FL

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 2 Public Rooms | 3 Bathrooms



A stunning, beautifully modified three-bedroom semi-detached villa, set within a highly sought-after development in Ferniegair.

This immaculate property has been tastefully upgraded throughout and benefits from a professionally completed garage conversion, offering flexible and modern family living. Upon entering, you are welcomed by a bright and inviting hallway which provides access to all ground floor accommodation as well as the staircase to the upper level.

The ground floor features a stylish and contemporary WC, along with a versatile garage conversion currently utilised as a children's playroom/TV room, ideal for a variety of uses. The impressive, light-filled lounge flows seamlessly into a modern dining kitchen. The kitchen further benefits from French doors leading out to the fully enclosed rear garden.

On the upper level, there are three generously proportioned bedrooms, all offering excellent space and storage. The principal bedroom boasts fitted wardrobes and a sleek, contemporary en-suite. Completing the upper floor is a stunning modern family bathroom, finished to a high standard.

Externally, the property offers off-street parking via a two-car driveway to the front. The rear garden is fully enclosed with timber fencing, providing a safe and private outdoor space and features an attractive decked area ideal for outdoor dining and entertaining.

Early viewing is highly recommended to fully appreciate the quality and style of accommodation on offer.



947.22 sq ft | EER = C



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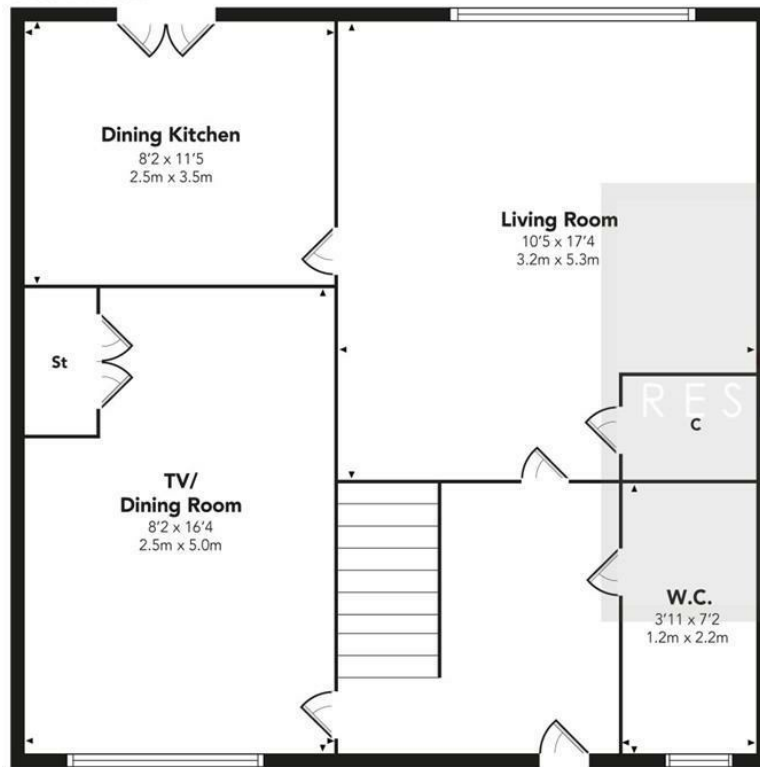




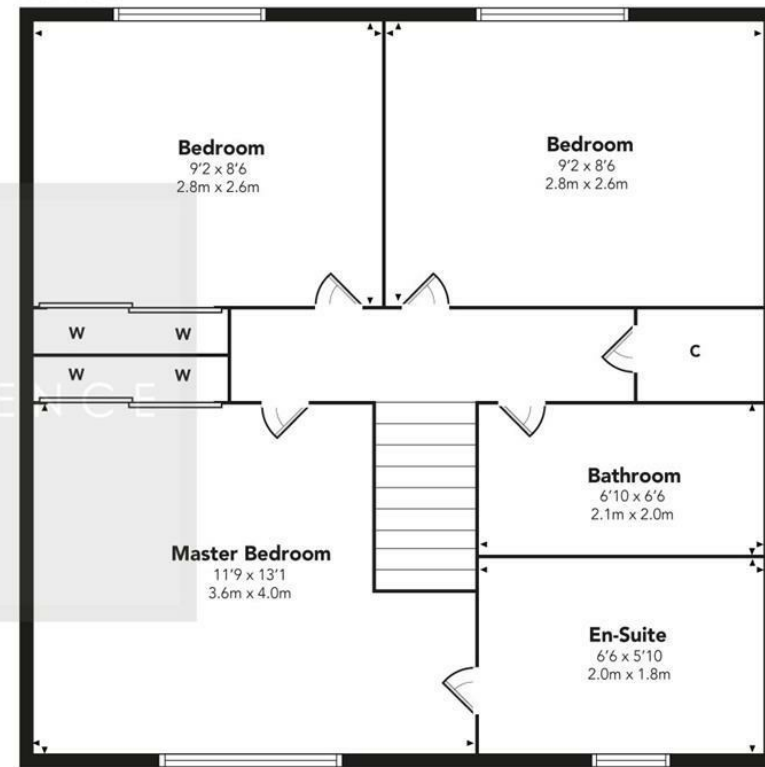


## Valleyfield Crescent

GROUND FLOOR



FIRST FLOOR



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.