



RESIDENCE

40 Cooper Crescent, Ferniegair, ML3 7FT

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Viewing by appointment with Residence Hamilton

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## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms



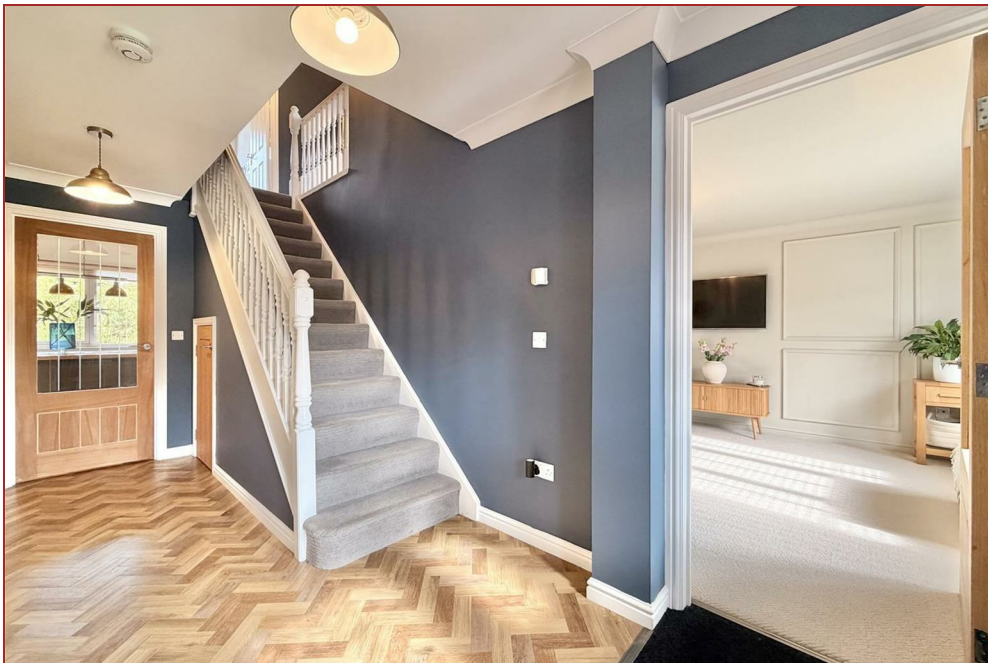
This stunning and immaculately presented four-bedroom detached villa, built by Persimmon Homes, is set within the highly sought-after Ferniegair area.

Offering spacious and versatile family accommodation over two levels, the property is finished to a high standard throughout and is ideally positioned within walking distance of Chatelherault Train Station and the beautiful Chatelherault Country Park.

The accommodation comprises a welcoming entrance hallway, a convenient ground floor WC, a bright and spacious lounge, and an open-plan dining room leading into a modern fitted breakfasting kitchen. A separate utility room provides additional practicality. The original garage has been thoughtfully converted to create a flexible family room, which could equally serve as a fifth bedroom if required.

On the upper level, there are four double bedrooms, including a sizeable principal bedroom with a stylish en-suite shower room. A contemporary family bathroom completes the accommodation.

Further features include gas central heating, double glazing, and a driveway providing off-street parking. The property is surrounded by well-maintained, established gardens, with the rear garden being private and enclosed, enhanced by attractive bamboo screening for added privacy.



The property is perfectly placed for gaining fast access to the M74 motorway and is just a short walk from Chatelherault Train Station, which offers regular rail services to Glasgow. It is also situated in close proximity to a wide selection of amenities in both Hamilton and Larkhall, including mainstream and private schooling, supermarkets, restaurants, and a variety of leisure facilities. Nearby Chatelherault Country Park, an area of historical importance, offers beautiful woodland walks and outdoor pursuits.

1689.93 sq ft | EER = B



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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.