



RESIDENCE

15 Clyde Avenue, Ferniegair, ML3 7TY

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms



Located within the desirable and original part of Ferniegair village, this attractive three-bedroom chalet-style semi-detached villa is sure to appeal to families and discerning buyers alike.

A standout feature is the substantial detached brick-built garage, measuring approximately 27'9" x 17'1". Heated and offering far more than secure parking, this exceptional space provides outstanding versatility with excellent potential (subject to the necessary consents) for conversion into additional living accommodation. It is equally suited for use as a home office, gym, beauty or hair salon, treatment room, workshop, studio, hobby room or entertainment space, making it a rare and valuable addition that is perfectly suited to modern lifestyles and home working.

The home offers a flexible layout comprising a welcoming reception hallway, bright front-facing lounge, modern fitted kitchen with staircase to the upper level, two double bedrooms and a family bathroom on the ground floor. Upstairs, the impressive principal bedroom benefits from a spacious en-suite shower room, creating a private retreat.

Further benefits include gas central heating, double glazing, low-maintenance gardens and a generous driveway providing ample off-street parking for several vehicles, alongside the impressive detached garage.

Clyde Avenue enjoys a peaceful setting within the charming village of Ferniegair, close to Chatelherault Country Park with its woodland walks, cycling routes and outdoor pursuits. Ferniegair railway station provides regular services to Hamilton, Glasgow and surrounding towns, making it ideal for commuters. Hamilton town centre is only a short drive away and offers an excellent selection of shops, supermarkets, cafés, restaurants, leisure facilities and sporting amenities, making this an ideal location for families.



1108.68 sq ft | EER = D



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Clyde Avenue



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.