



RESIDENCE

12 Castlehill Crescent, Ferniegair, ML3 7GN

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Rooms | 3 Bathroom

This semi-detached villa by Avant Homes is located within the much-desired Dukes development with Ferniegair only minutes away from Chatelherault Train station and Country Park.

The spacious open-plan lounge creates a versatile living area, with ample space for both relaxation and dining. This seamlessly connects to an integrated kitchen, perfect for modern living and entertaining. The property further benefits from an en-suite shower room off the principal bedroom.

On the ground floor, the accommodation comprises of a entrance vestibule with a convenient cloakroom WC, leading into the open-plan lounge, dining, and kitchen area, complete with appliances and offering bi-fold doors opening out to the rear garden. The upper level has three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a three-piece family bathroom.

Additional features include gas central heating, double glazing with bi-fold doors, gardens, and a monobloc driveway.

"The Dukes," built by Avant Homes, is situated within the charming hamlet of Ferniegair on the outskirts of Hamilton. The area is home to the popular Chatelherault Country Park, offering a range of outdoor activities and scenic walks. Ferniegair train station provides excellent transport links to Hamilton, Glasgow, and surrounding areas, making it ideal for commuters. Hamilton town centre is just a short distance away and offers a wide selection of shopping, leisure, and sporting facilities, including golf courses, swimming pools, gyms, and parks. The area is also well-served by highly regarded schools, including the nearby Hamilton College. In addition, Hamilton boasts a diverse range of restaurants, bistros, and pubs, along with excellent bus and rail connections to East Kilbride, Motherwell, Glasgow, and Edinburgh.



936.46 sq ft | EER = C



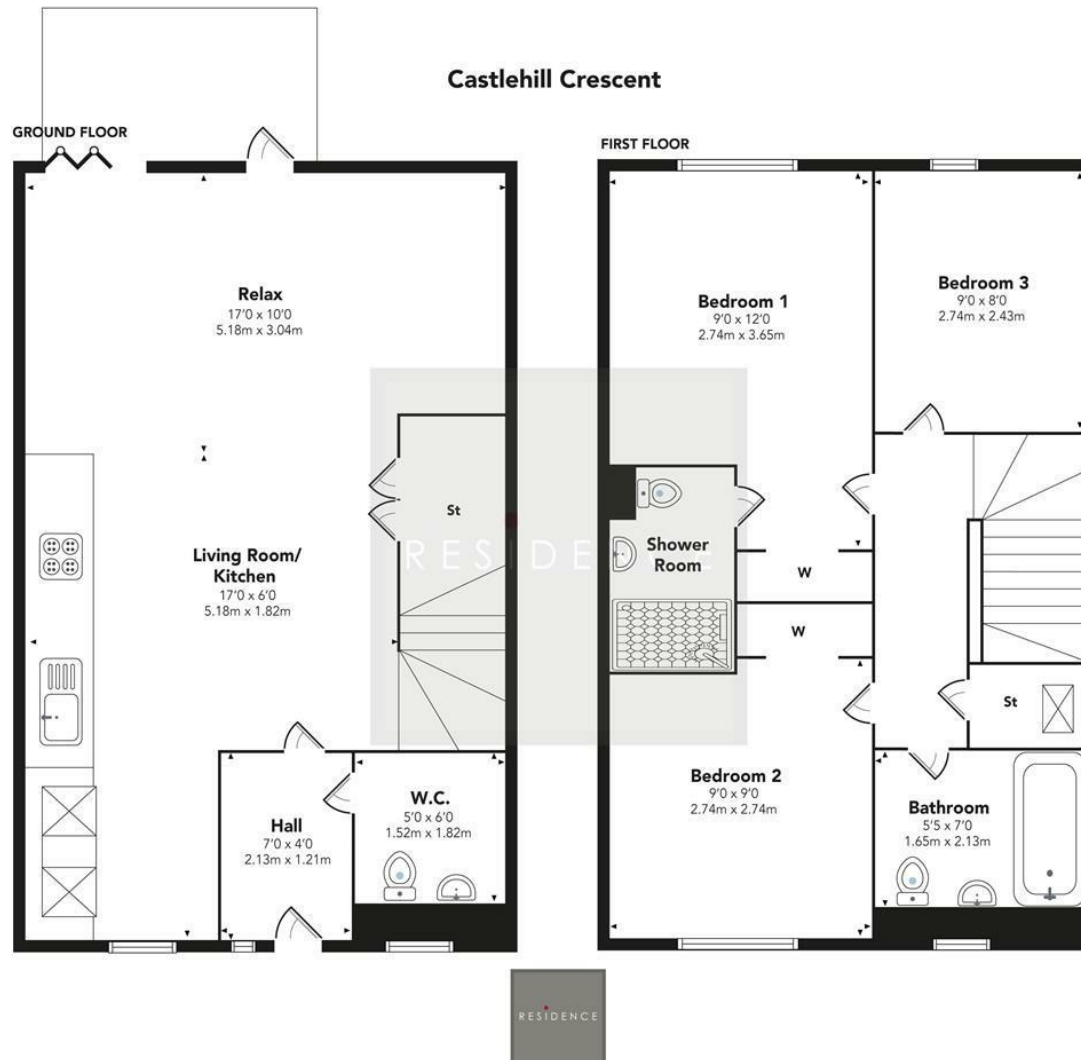
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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

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.