



RESIDENCE

34 Clyde Avenue, Ferniegair, ML3 7TY

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 2 Public Room | 1 Bathroom

Located within a highly desirable residential address in the original and most established part of Ferniegair village, this attractive three-bedroom chalet-style semi-detached villa is sure to prove popular with families and discerning buyers alike. The property is further enhanced by a versatile outdoor cabin and an impressive 10-metre tandem-style garage.

The home offers a well-planned and flexible layout of generously proportioned apartments. Accommodation comprises a welcoming reception hallway with staircase leading to the upper floor, a bright and spacious lounge enjoying front-facing aspects, and a modern fitted kitchen complete with a range of base and wall-mounted storage units, complementary worktop surfaces, and tiled splashback.

There are three well-sized double bedrooms, one of which is conveniently located on the ground floor, offering excellent flexibility for family living. One of the upper-level bedrooms benefits from walk-in eaves storage. The property is completed by a stylish, contemporary family shower room fitted with a modern three-piece suite. Further features include gas central heating, double glazing throughout, and low-maintenance gardens. Externally, the property boasts a driveway, large tandem garage, and a detached cabin/office with power and lighting, ideal for home working, hobbies, or additional storage.

Features include gas central heating, double glazing and alarm.

Clyde Avenue is situated within the charming village of Ferniegair on the outskirts of Hamilton. The area is well known for its proximity to the popular Chatelherault Country Park, offering a variety of outdoor pursuits and leisure activities. Ferniegair train station provides regular services to Hamilton, Glasgow, and surrounding towns, making it an excellent choice for commuters.

Hamilton town centre is only a short distance away and offers a wide range of shopping facilities, leisure and sports amenities including golf courses, swimming pools, gyms, and parks.



947.00 sq ft | EER = D



## 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.