



RESIDENCE

28 Fergus Gardens, Hamilton, ML3 7DF

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE





3 Bedrooms | 1 Public Room | 1 Bathroom

This seldom available 3 bedroom detached bungalow is located in the highly desirable Barncluith area of Hamilton, just a short walk from the scenic Chatelherault Country Park and Hamilton town centre.

Set within sizable gardens, the home offers true single-level living, making it ideal for families, downsizers, or those seeking a convenient and accessible home. The property has been well maintained and tastefully presented throughout, offering a comfortable living space that's bright and airy.

The accommodation comprises a welcoming entrance hallway with storage, a spacious formal lounge with front and side facing windows allowing plenty of natural light, a fitted kitchen with direct access to the rear garden, three bedrooms, and a modern fitted family bathroom with 3 piece suite.

Features include gas central heating and double glazing.

Externally, the property enjoys well-kept gardens to the front, side and rear. The rear garden features a lawn, mature plants and shrubs, and is enclosed with timber fencing.

The front garden includes a lawn and gravel display areas alongside a chipped driveway providing off-street parking.

The property also falls within the catchment area for several highly regarded local schools.

Fergus Gardens is situated within the sought-after Barncluith district of Hamilton, conveniently close to the town centre and its wide range of amenities. Hamilton offers excellent shopping facilities, leisure and sports amenities including golf courses, swimming pools, gyms and parks, as well as a variety of restaurants, bistros and pubs. The area is also home to several well-regarded schools, including Hamilton College.

For commuters, the town benefits from regular bus and train services to nearby towns and cities including East Kilbride, Motherwell, Glasgow and Edinburgh, while the nearby M74 motorway provides excellent road links across the west of Scotland.

818.06 sq ft | EER = D

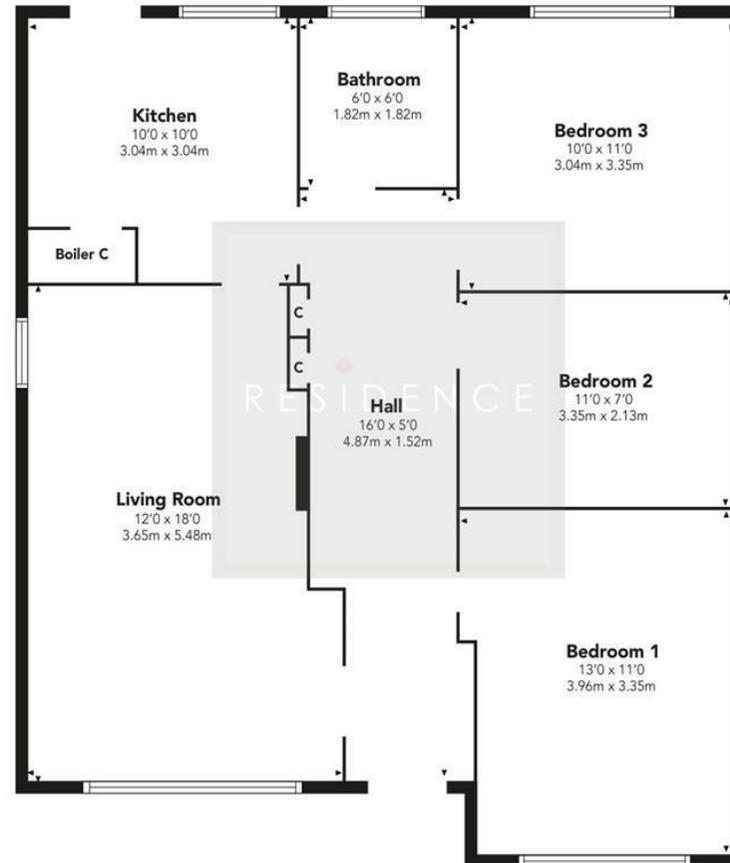


RESIDENCE





Fergus Gardens



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.