



RESIDENCE

8 Cooper Crescent, Ferniegair, ML3 7FT

www.residenceestateagents.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 Rooms | 3 Bathrooms

Set within a highly sought-after modern development in Ferniegair, this impressive three-bedroom semi-detached townhouse offers generous and versatile accommodation arranged over three levels, complemented by an attractive open outlook to the rear.

Built by Persimmon Homes, the property provides an excellent layout for modern family living. The ground floor comprises a welcoming entrance hallway, cloakroom/WC and a comfortable front-facing lounge. To the rear is a spacious dining kitchen, fitted with a range of modern units and integrated appliances, with ample space for dining and patio doors opening directly onto the rear garden.

On the first floor are two well-proportioned double bedrooms together with a modern family bathroom. The upper level is home to the impressive principal bedroom, creating a private retreat with its own en-suite shower room.

Additional features include gas central heating, double glazing, a private driveway to the front and well-maintained gardens to both the front and rear.

The property is particularly well placed for commuters, offering convenient access to the M74 motorway network, while Chatelherault Train Station is within walking distance and provides regular rail services to Glasgow. Nearby Hamilton and Larkhall offer an excellent selection of everyday amenities, including supermarkets, restaurants, leisure facilities and a choice of schooling.

Cooper Crescent is also ideally positioned close to the historic Chatelherault Country Park, with its extensive woodland, scenic walking routes and beautiful surrounding countryside.

Combining spacious accommodation, excellent transport links and an attractive residential setting, this is a fantastic opportunity to acquire a modern family home in a desirable Ferniegair location.



990.28 sq ft | EER = C



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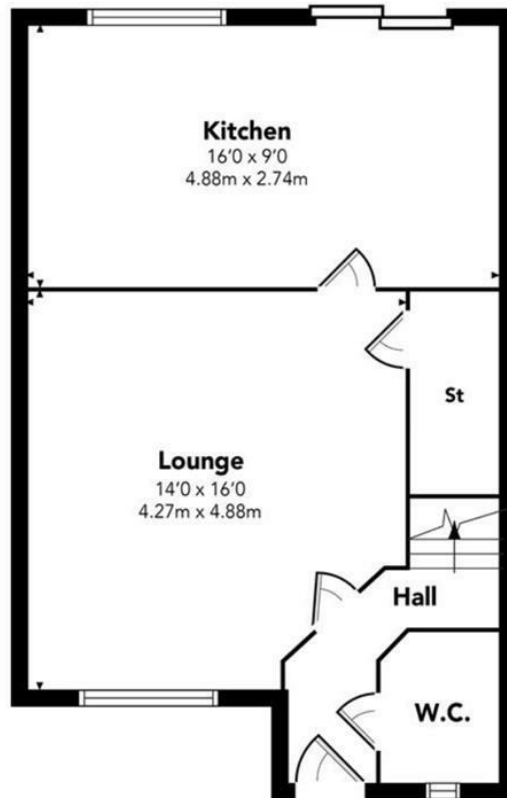
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Cooper Crescent

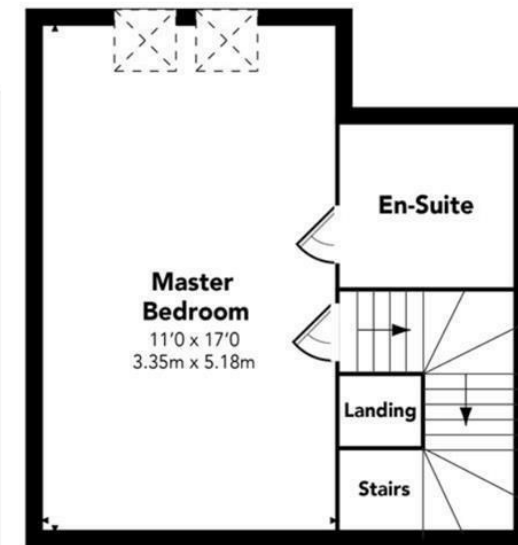
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.