



RESIDENCE

10 Kingfisher Avenue, Ferniegair, ML3 7GF

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Viewing by appointment with Residence Hamilton

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## 4 Bedrooms | 1 Public Rooms | 3 Bathrooms

This beautifully presented and successfully reconfigured four-bedroom detached villa, built by Avant Homes, occupies an enviable position within the sought-after 'The Dukes' development in Ferniegair. Offering spacious and versatile accommodation over two levels, the property is finished to an excellent standard and presented in walk-in condition.

The home has been thoughtfully upgraded, including a successful garage conversion providing a utility area, studio/home office or excellent additional storage.

The accommodation comprises a welcoming reception hallway, cloaks/WC, spacious lounge with focal-point log-burning stove, upgraded modern fitted kitchen with integrated appliances and a lovely dining/family room featuring bi-fold doors opening onto a sheltered decked patio and the rear gardens.

Upstairs, a spacious landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst bedroom two also has fitted wardrobes.

Further features include elegant Porcelanosa tiling, gas central heating, double glazing and quality fixtures and fittings throughout.

Externally, a monobloc driveway provides off-street parking. The established gardens have been professionally landscaped with an attractive variety of specimen plants, shrubs and trees. The rear gardens enjoy a lovely private outlook towards neighbouring woodland, creating a peaceful setting. A hot tub is also available by separate negotiation.

The Dukes development is situated within the desirable village of Ferniegair, close to Chatelherault Country Park and its extensive woodland walks and recreational facilities. Chatelherault railway station is within walking distance, whilst the nearby M74 provides excellent commuter links. Hamilton and Larkhall offer a wide range of shops, restaurants, leisure facilities and highly regarded schools.

Early viewing is highly recommended to appreciate this exceptional family home.

1356.25 sq ft | EER = C

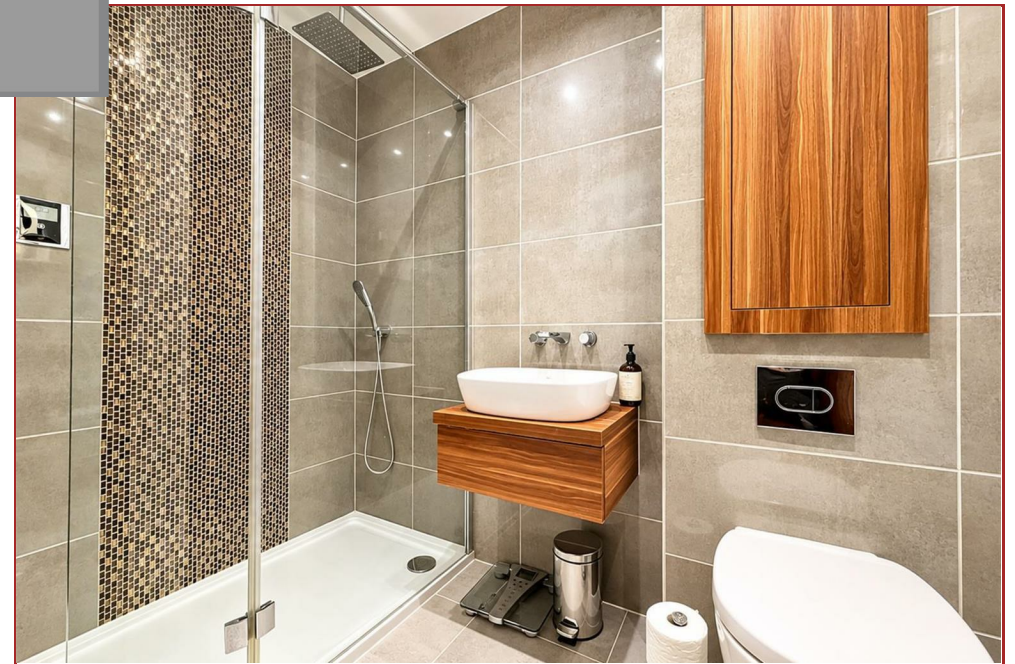


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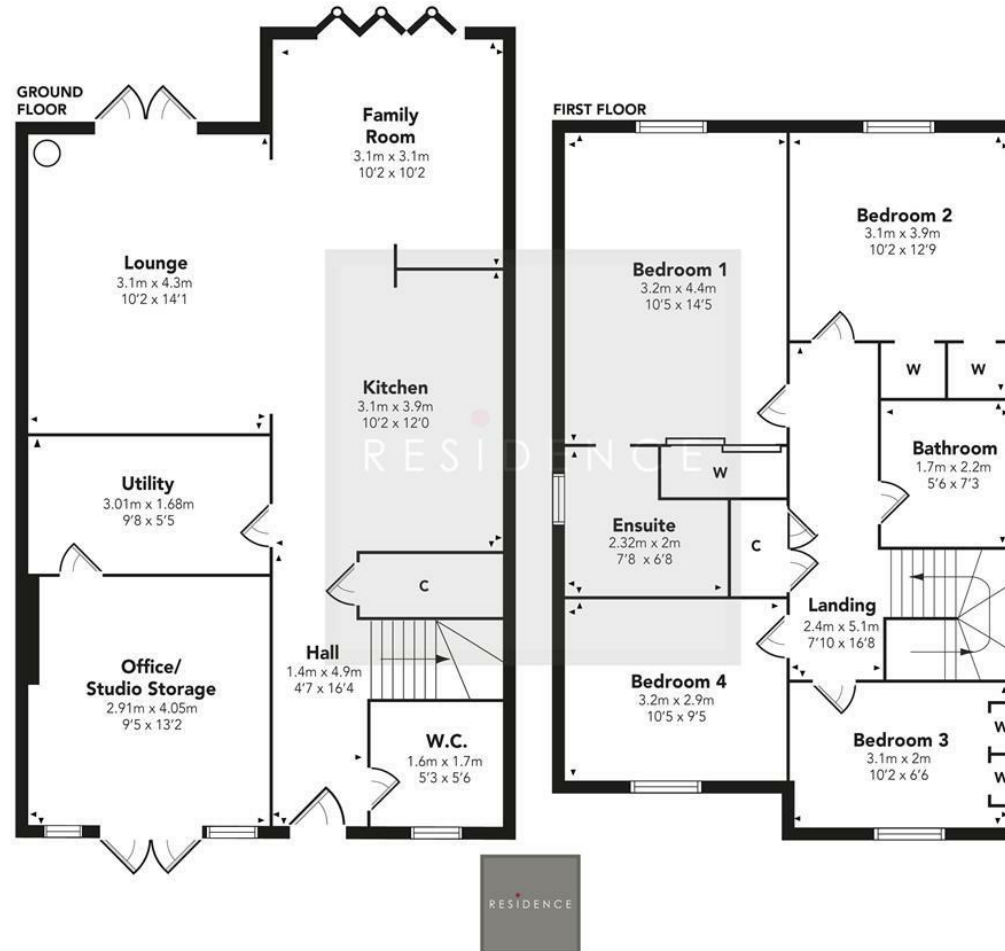




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## Kingfisher Avenue



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.