

24 BUTTERCUP CRESCENT, FERNIEGAIR, HAMILTON, LANARKSHIRE ML3 7ZG

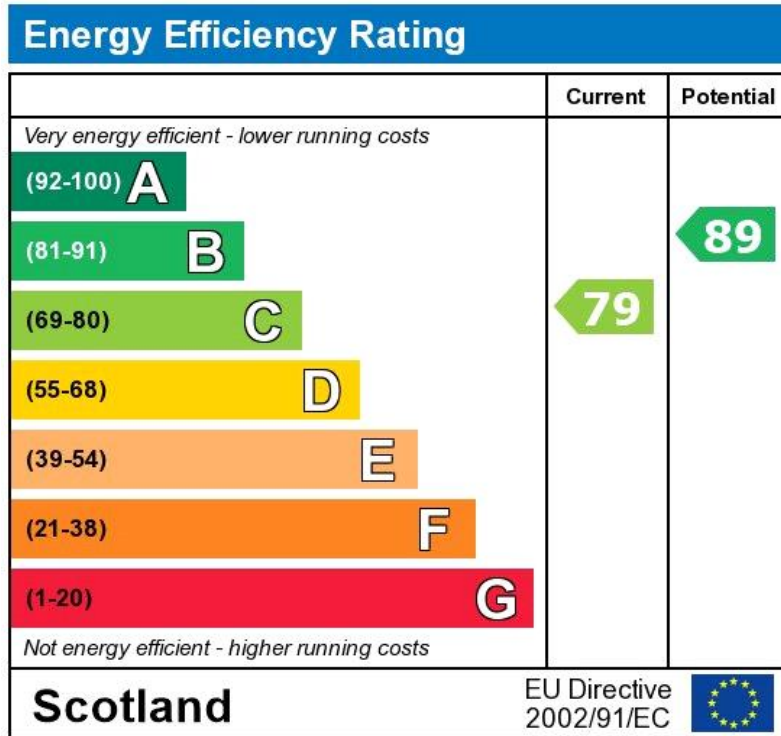
OFFERS OVER £360,000



PROPERTY REFERENCE CODE: RS1140

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Kirkland Estate Agents are proud to present to the market this immaculate four bedrooomed detached villa sits within a great sized plot.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

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Built by Robertson Homes circa 2015, this excellent sized family home has been finished and presented to a particularly high standard throughout. The rooms are bright, airy and generously proportioned whilst finished with a range of quality floor coverings. The spacious dining kitchen incorporates a stainless steel gas hob, oven and extractor hood whilst the bathrooms and en-suite are finished with quality white sanitary ware. Additional features include gas central heating, double glazing, built-in storage space and additional garden room off the kitchen to the rear.

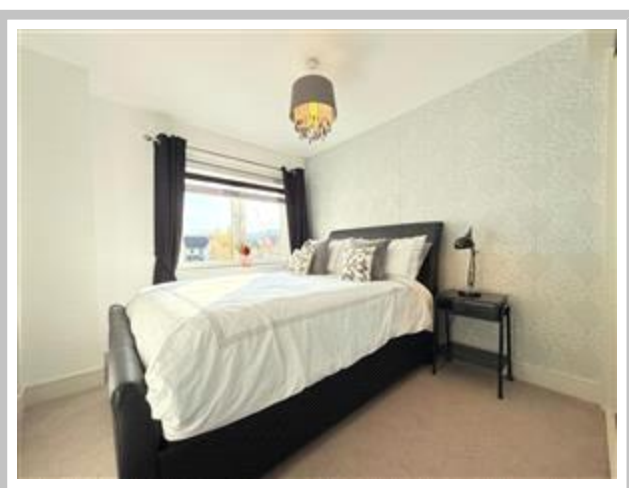
This lovely sized home comprises reception hall, cloakroom wc, spacious lounge, impressive sized dining kitchen, garden room, utility room, four bedrooms, master en-suite and a family bathroom.

To the front is a substantial monoblock drive and integral garage which has been utilised as a gym, whilst the enclosed and well-maintained rear garden is laid with with lawn & patio areas.

Ferniegair is located on the outskirts of Hamilton and is home to the popular Chatelherault Country Park which in itself has numerous activities within. The nearby train station at Ferniegair travels to Hamilton, Glasgow and the surrounding towns whilst the nearby M74 motorway provides excellent road links throughout the west of Scotland and beyond. Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College.

Council Tax Band: F
Tenure: Freehold









TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.