



RESIDENCE

24 Fergus Gardens, Hamilton, ML3 7DF

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms



This extended and seldom available semi-detached, chalet style villa is set within a highly sought-after locale within the heart of Barncluith and is just a short walk from the picturesque Chatelherault country park and Hamilton town centre.

Occupying an excellent position within established gardens, the property is an ideal family home with a deceptively spacious layout of apartments.

A degree of internal décor and modernisation is required however the home has been rewired and some rooms freshly plastered.

The ground floor accommodation comprises entrance vestibule, reception hallway, spacious lounge with aspects to front, fitted kitchen with access to a large, extended family room, family bathroom and a separate sitting room or downstairs fourth bedroom. On the upper floor there are three bedrooms and a newly installed shower room with three-piece suite.

The gardens are established and very well maintained with specimen plants and shrubs and tiered to the rear with a lower level incorporating artificial lawn.

Features of the property include gas central heating, double glazing, driveway and garage.

The attached floor plan shall provide a detailed layout of this impressive home; however, we recommend inspection to get a true feel for the layout of accommodation.

Fergus Gardens is located within the highly regarded Barncluith district of Hamilton which is particularly convenient to the town centre and its amenities. 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. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout the west of Scotland.



sq ft | EER =



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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.