



13 Clyde Avenue, Ferniegair, Hamilton, South Lanarkshire, ML3 7TY

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Outbuildings

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Property Description

Immaculately presented, three-bedroom, converted and extended semi-detached family home with a separate garage and studio outbuildings. Set in a quiet residential area, the property is located in the Ferniegair district of Hamilton.

Comprises: an entrance hall, living/dining room, kitchen, three double bedrooms, shower room, ground floor bathroom, and a utility room.

The studio comprises: a main studio room, a WC, and a flexible use office space, while the garage has two spacious storage rooms.

Features include modern décor and flooring throughout, a floored attic that has potential for conversion (subject to the necessary consents), gas central heating and uPVC double glazing. Externally, the property benefits from a rear garden mostly laid to lawn with a deck and patio, whilst there are driveways to the front and side.

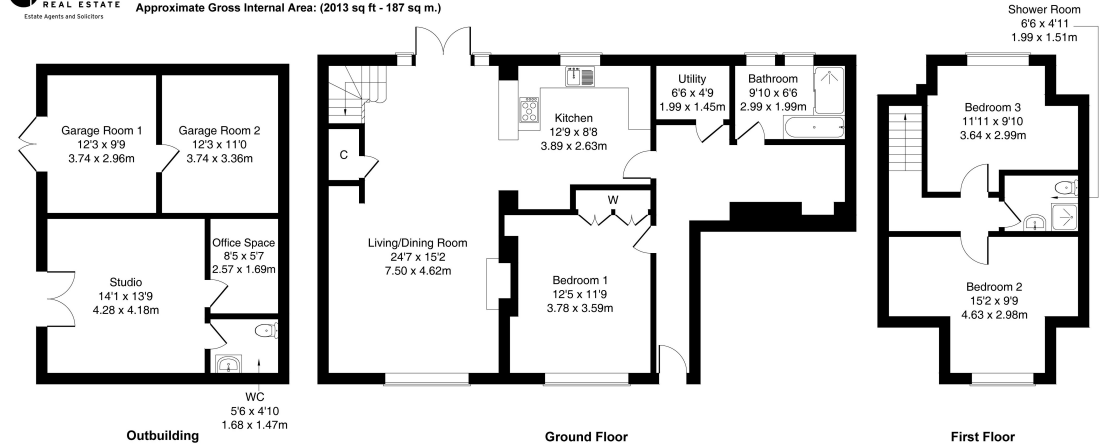
The spacious entrance hall has tiled flooring, and offers an open shelved press and excellent space for freestanding furniture or a study/office area. Set to the front, is the bright main bedroom which includes coving, carpeted flooring, and a built-in wardrobe. Set to the rear, a ground floor bathroom is fitted with a spa bath, a separate shower cubicle and a traditional-style suite.

The tiled flooring continues from the hall into the kitchen, where there are fitted storage units, wood-effect worktops with a breakfast bar, and a ceramic sink. Appliances include an integrated five-burner gas hob with an extractor above, double electric oven, and a freestanding American-style fridge/freezer, whilst the adjoining utility room includes further space for white goods.

The kitchen also leads through to the bright and spacious living/dining room which features wood-effect laminate flooring, French doors opening out to the rear garden, and ample space for both lounge and dining furniture. Upstairs, there are two well proportioned double bedrooms, set to each aspect, with a modern shower room set internally off the landing.

Accessed off the rear garden, the separate studio features a large flexible-use space with a WC and a small back room which may be used as a store or office.

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Approximate Gross Internal Area: (2013 sq ft - 187 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated on the south bank of the River Clyde in South Lanarkshire, Hamilton lies 12 miles southeast of Glasgow. The bustling historic town offers all the amenities expected of a town of its size, with an excellent range of shops and services available throughout, whilst a little further afield, Motherwell and East Kilbride provide additional retail options. With easy access to the East Kilbride Expressway and the M74, there are also three railway stations for easy commuting

and an express bus direct to Glasgow. Attractions include the Hamilton Mausoleum, Low Park Museum, and the Hamilton Town House which serves as a town hall, library and arts venue, and there are also well-regarded primary and secondary schools within the area. With easy access to the Clyde Valley National Tourist Route, nearby Chatelherault Country Park and Strathclyde Country Park offer open green spaces for leisure and recreation.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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