



29 Valleyfield Crescent, Ferniegair, Hamilton, South Lanarkshire, ML3 7FJ

Beautifully Presented, Modern, One-Bedroom, Second-Floor (Top) Flat

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Property Description

Beautifully presented, one-bedroom, second-floor (top) flat, forming part of a modern, factored, residential development. Conveniently located close to Chatelherault railway station, in the popular Ferniegair area, just south of Hamilton town centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom and a bathroom.

Features include a modern fitted kitchen, with integrated appliances, double glazing, gas central heating and good integrated storage, including a loft space.

There is also a front-facing bay window affording impressive skyline views.

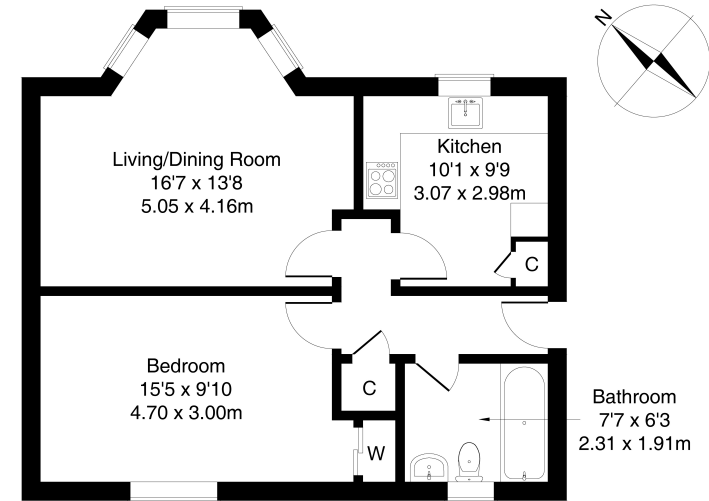
The development includes a secure entry system, two allocated parking spaces and well-maintained, communal grounds.

A welcoming entrance hall, with storage, is finished with light, neutral decor and carpeting, which continues throughout most of the flat. Extended by a wide bay window, a stylish reception room enjoys plenty of natural light and a generous, versatile floor plan, with space for both lounge and dining furniture. A kitchen is fitted with contemporary white units and wood-effect worktops, whilst integrated appliances include an oven, a gas hob, a stainless-steel canopy and splashback, a fridge/freezer, a dishwasher and a washing machine.

Set to the rear, a well-proportioned double bedroom continues the modern, neutral decor and tasteful presentation of the living space and benefits from built-in wardrobe storage.

Completing the accommodation, a bright, good-sized bathroom comprises a three-piece suite, a shower-over-bath, a ladder-style radiator and tiled splash walls.

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Approximate Gross Internal Area: (570 sq ft - 53 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. 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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