



AB Properties



8 Holmcrest

, Crossford, ML8 5RQ

Offers over £499,995



5



3

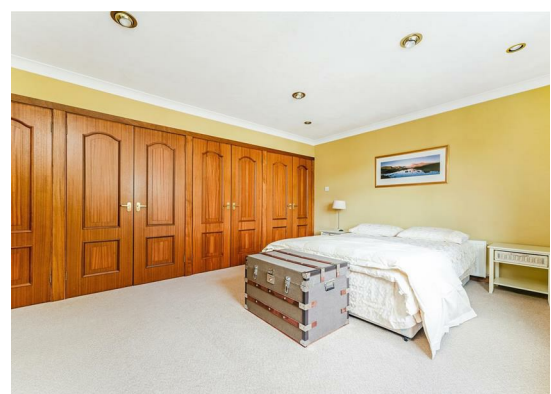


3



D









Set within a private cul-de-sac in one of Crossford's most sought-after addresses is this charming five bedroom detached bungalow. This family home occupies a breathtaking position with a fabulous backdrop onto the River Clyde.

The accommodation comprises of a welcoming entrance hallway, a formal lounge with patio doors giving access to the rear garden and second sitting room with large picture window, with perfect placement to take full advantage of the phenomenal views and backdrop onto the gardens and River Clyde. The home offers a well-appointed kitchen which is open plan to a dining area, convenient utility room and a separate dining room / fifth bedroom. The kitchen has been fitted with a range of appliances including a dishwasher, electric hob, extractor hood, mid-height double ovens and a microwave. There is also a four-piece bathroom, a shower room, a third public room and a further four generously sized bedrooms which all benefit from fitted storage. The master bedroom has the added luxury of an ensuite shower room.

Features of the property include oil fired central heating and double glazed windows are installed throughout.

The property sits on an enviable corner plot surrounded by generous garden grounds. To the front there is a well-manicured lawn, a decorative chipped area and a monoblock driveway, which gives access to a double garage. The rear garden comprises of a large lawn, a beautiful paved patio and a summerhouse.

Holmcrest is centrally located within the village of Crossford which is one of the four villages located within the Clyde Valley near to the town of Lanark, offering buyers a true village atmosphere and a country lifestyle. The Clyde Valley is renowned for its variety of garden centres and scenic walks. Winding its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark. The Valley has several villages with basic shopping amenities, schools, parks and sports facilities.





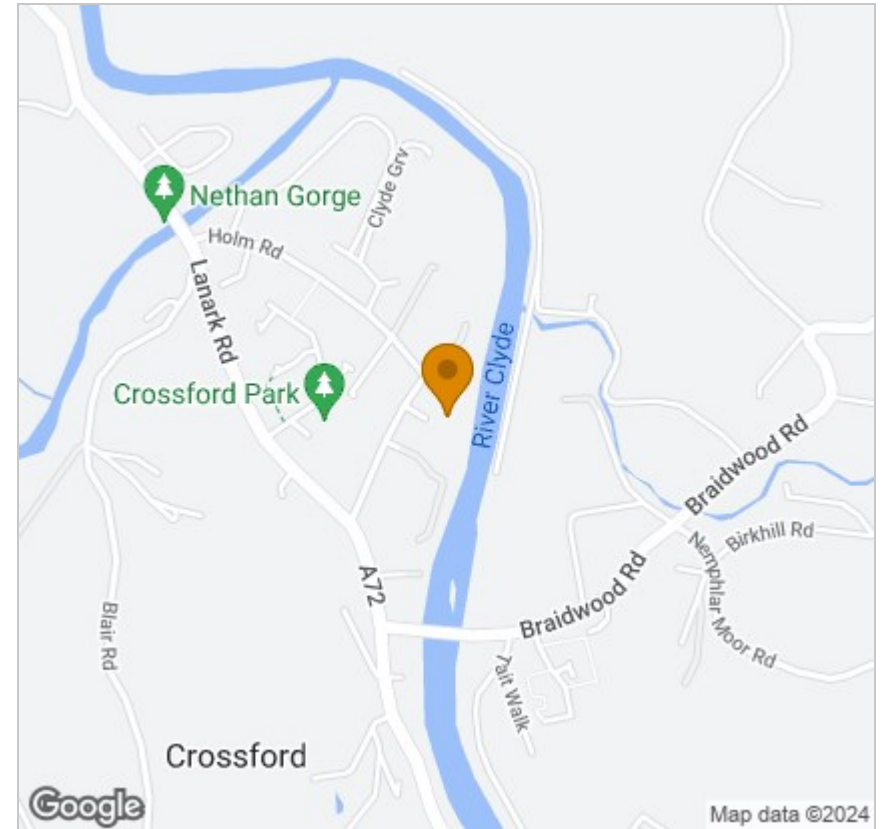


**TOTAL: 241 m2**  
**FLOOR 1: 241 m2**  
 EXCLUDED AREAS: PORCH: 5 m2, FIREPLACE: 1 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

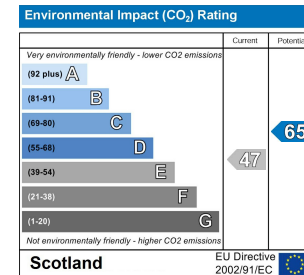
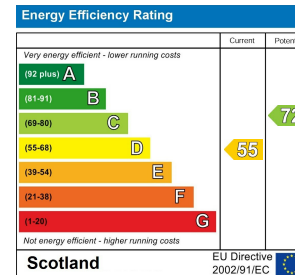


## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk