



6 WATERFALL MEADOWS
CLEGHORN, ML11 7TF

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- INDIVIDUAL ARCHITECT DESIGN
- APPROXIMATELY 600M²
- STUNNING RURAL LOCATION
- WITHIN AN HOUR OF
SCOTLAND'S TWO MAJOR CITIES
- OPEN COUNTRY VIEWS
- BESPOKE MODERN DESIGN
FEATURES

EPC Rating - C

Viewing: By appointment via RE/MAX
Clydesdale & Tweeddale, Lanark Office.
Tel: 01555 666990



Constructed in 2021, number 6 Waterfall Meadows is a truly stunning piece of architecture. This beautiful family home has been meticulously thought out and carefully designed by the current owners and their architect, crafting innovative build techniques and quality materials to create a simply spectacular house that exudes style and craftsmanship at every turn.

Waterfall Meadows is a small development of luxury homes which offer rural living whilst only being a short drive to the historic market town of Lanark and all the amenities that has to offer. For those who wish to travel further afield both of Scotland's largest cities are within an hour's commute, and their respective airports allow travel across the globe. The high specification of this property is apparent immediately when driving through the electric security gates and driving up the tarmac driveway to the large entrance doors with keyless fingerprint entry system. The grand atrium style hallway provides a spectacular entrance with a walnut and glass staircase rising up to the first floor.

To the right of the property is the social hub of this family home incorporating a large dining kitchen and family area which is a real key feature of the house. The kitchen has been thoughtfully designed and boasts an array of high specification Neff appliances, boiling water tap and Dekton work surfaces. A log burning stove provides an attractive focal point to the room and adds an element of country charm to this very modern home. Twin patio doors provide access to the rear garden from this part of the home.

A separate utility room provides additional storage and laundry facilities. From here a glazed walkway gives access to a large pantry, W.C and storeroom plus gives access to the integral drive-through garage. Above the garage there's a spacious Gym which doubles as a study. Completing the ground floor is a well-proportioned lounge with second log burner, shower room, double bedroom and a bar room which would not look out of place in any city centre establishment. From here access can also be gained to the rear patio laid to granite paving and benefiting from a triple roofed terrace housing a hot tub and additional seating all with the backdrop of open country views to the rear.

On the first floor there are an additional four spacious bedrooms, one of which is currently utilised as a TV room. The master suite has a stunning en-suite bathroom and large dressing room and glazed Juliette balcony from which to enjoy the views. Two of the other bedrooms benefit from walk-in wardrobes and stylish en-suites.

The modern features of this home are almost too many to list but items such as the mechanical heat recovery system, integrated vacuum system, air source underfloor heating and triple glazing need particular noting.

It's been difficult to describe this property in only five paragraphs, so we simply suggest you view to fully appreciate what is undoubtedly one of the finest homes on the market today.

LOCATION

The picturesque hamlet of Cleghorn is set on the north eastern outskirts of the market town of Lanark.

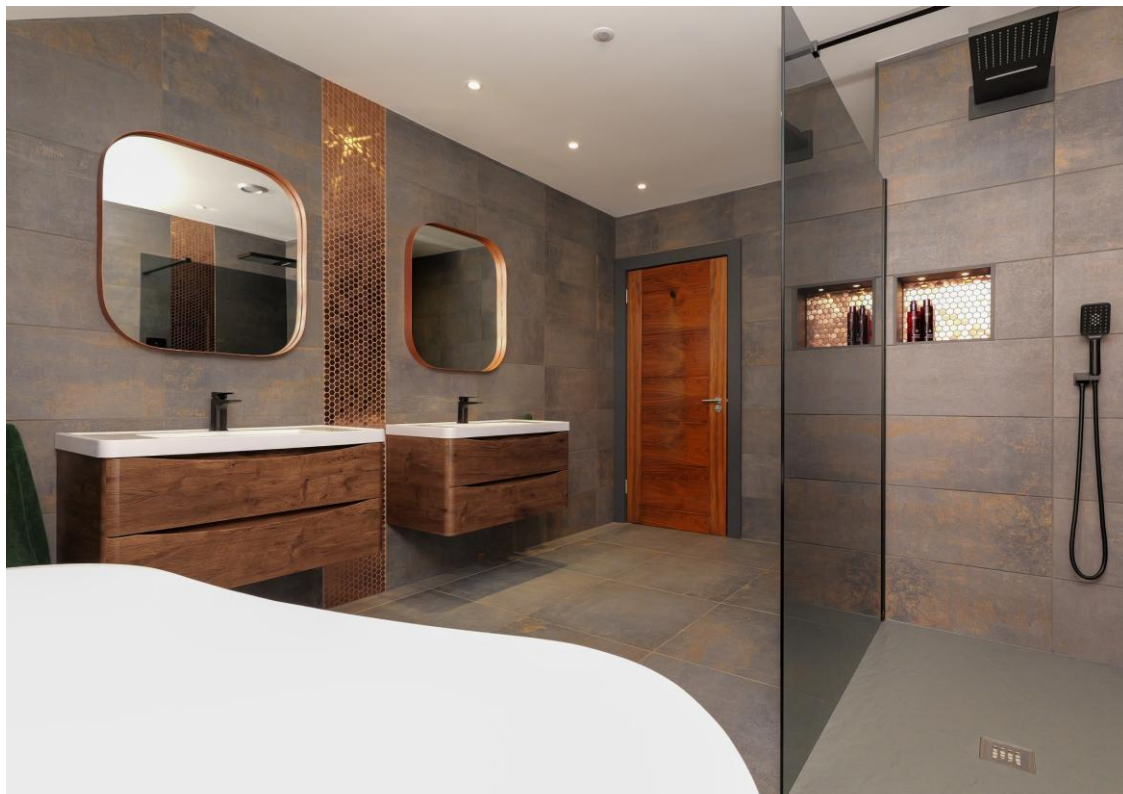
Lanark is a thriving Market Town ideally situated for commuting to Glasgow, Edinburgh or the central belt. The town has a train and bus station, a variety of shops and amenities including a Swimming Pool and Gymnasium, Health Centre, Primary and Secondary Schools, Golf Course and Riding School. The Heritage village of New Lanark and the famous Falls of Clyde are within a few minutes' drive.

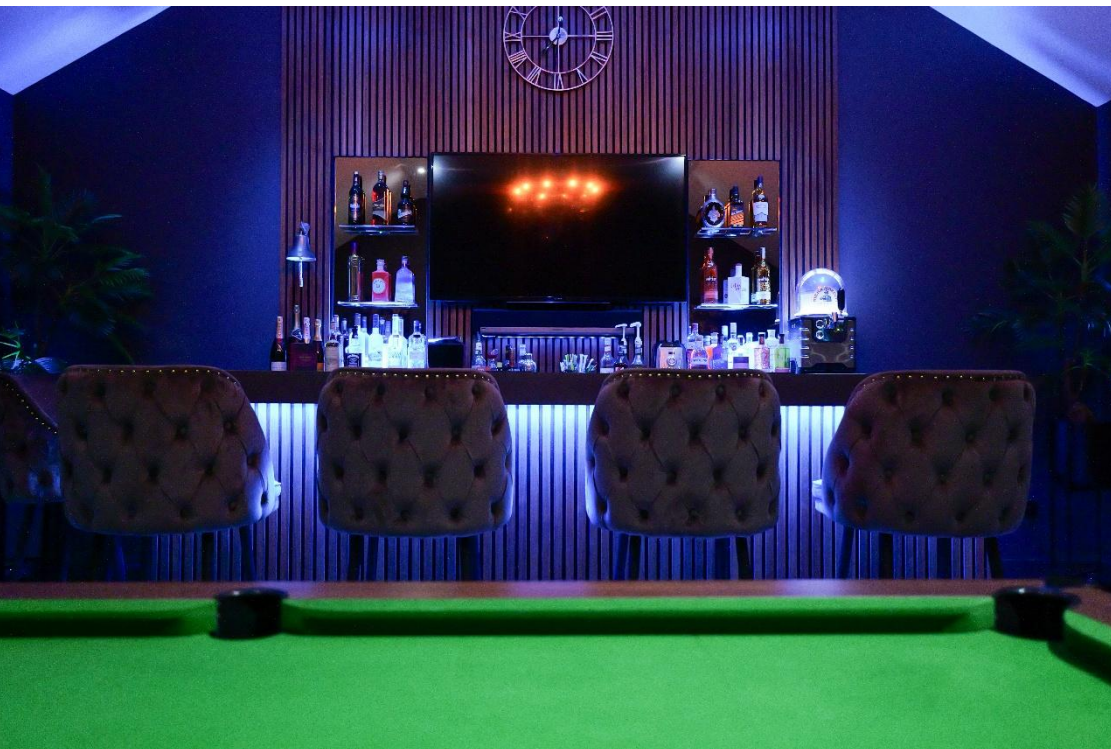
DIRECTIONS

From our office at 2 High Street, Lanark, continue down the High Street onto Bloomgate, then onto Westport then take the road on the right onto Mousebank Road. Continue along road and take the next road on the right which is Wheatland Drive and No24 is on the left hand side and is clearly identifiable by a RE/MAX for sale board.

NOTING INTEREST

If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any developments relating to the marketing of the property.





These particulars are prepared by us on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

RE/MAX
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