



# Birch Lodge

Crossford, Carluke

Situated in the popular village of Crossford, nestled in the ever-popular Clyde Valley, Birch Lodge is a deceptively spacious, five bedroom, family home, commanding an elevated position over-looking the village with panoramic open country views.

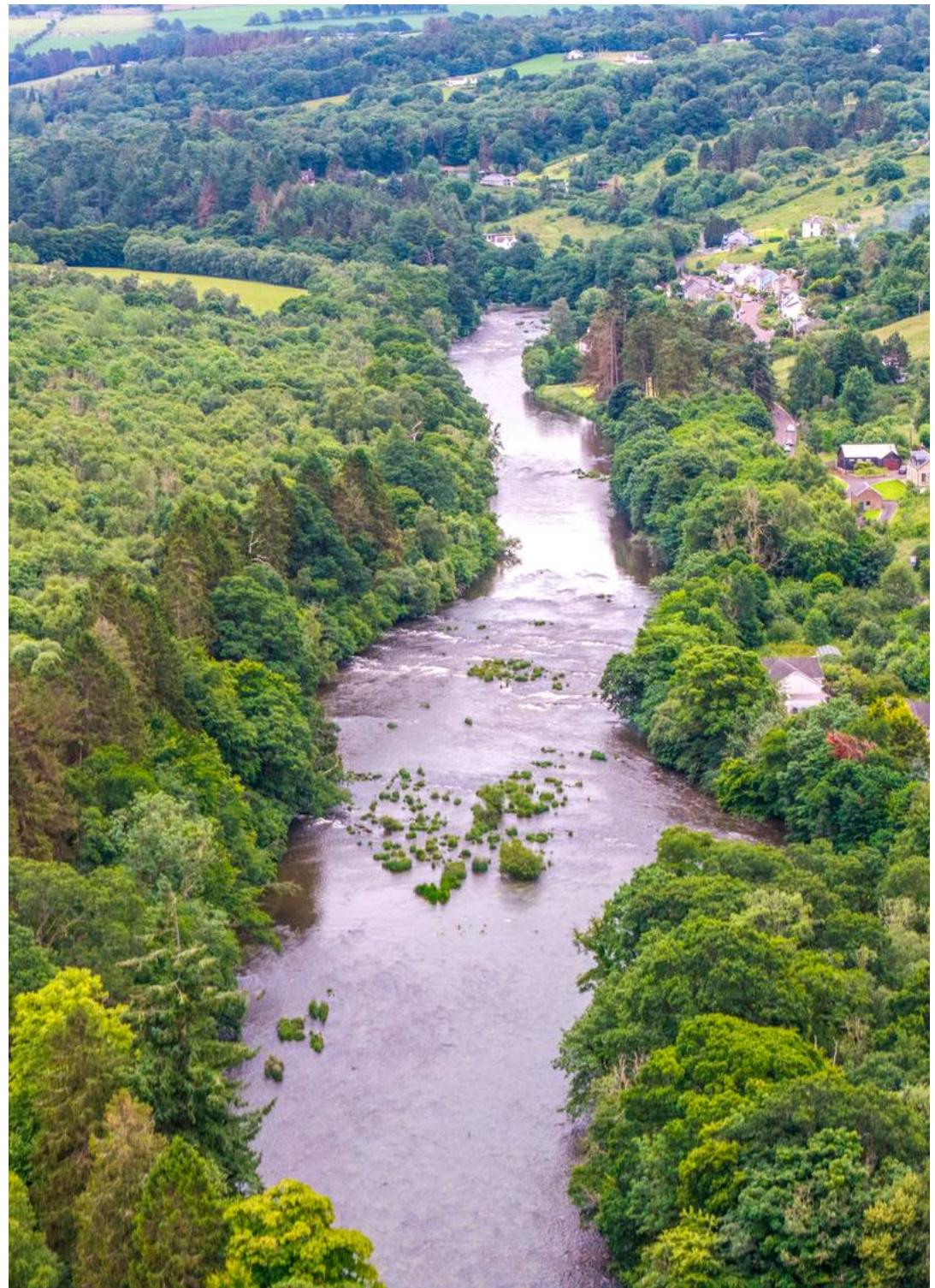
The property is entered from the front, through an entrance vestibule into the hall which gives access to the ground floors principal accommodation. The real hub of the home is this beautifully, modern dining kitchen which measures over 37m<sup>2</sup> and opens to the rear garden via multiple glazed doors which also provide the room with excellent natural light. The formal lounge is also generous in size with triple aspect windows and a fireplace which provides an attractive focal point to the room. Completing the ground floor is a cloak W.C, study which doubles as a potential sixth bedroom, utility room and large games room with bar which provides a great space for family entertaining.

On the first floor there are five good size bedrooms, each with beautifully stylish en-suites and an upper-level conservatory which provides a multitude of uses from additional sitting room with great views or a home gym.

Externally there are mature gardens surrounding the property. A large driveway to the front provides excellent private parking and gives access to the double garage which can also be accessed internally via the games room. The large, raised deck is a key feature of the home with a sunken hot tub and outdoor BBQ area.

EPC Rating - D

- Spacious family home
- 5/6 bedrooms
- Large games room with bar
- Upper level conservatory
- Large front driveway
- Panoramic open country views







**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

4122 ft<sup>2</sup>

382.9 m<sup>2</sup>

**Reduced headroom**

65 ft<sup>2</sup>

6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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