



sneddons
solicitors & estate agents



4 Waterfall Meadows

Cleghorn, Lanark, ML11 7TF

Offers over £615,000



Welcome to this stunning property located in the picturesque Waterfall Meadows in Cleghorn, Lanark. This beautiful house boasts 5 spacious bedrooms and 4 modern bathrooms, making it the perfect family home for those looking for comfort and style.

Nestled in the tranquil surroundings of Cleghorn, this property offers a peaceful retreat from the hustle and bustle of city life. Imagine waking up to the sound of birds chirping and the gentle flow of the nearby waterfall - truly a dream come true for nature lovers.

The interior of the house is as impressive as its surroundings. The 5 bedrooms are generously sized, providing ample space for relaxation and privacy. The 4 bathrooms are elegantly designed, offering a touch of luxury to your daily routine.

Whether you enjoy hosting family gatherings or simply relaxing in your own space, this house caters to all your needs. The spacious living areas are perfect for entertaining guests, while the well-equipped kitchen is a chef's delight.



Description

UNEXPECTEDLY BACK ON MARKET

4 Waterfall Meadows: A Stunning Family Home

Situated in a small exclusive cul du sac of 6 properties this individually designed elegant property offers modern and flexible living accommodation arranged over two levels on a plot of 2/3 of an acre with stunning views all round . Entering the property via electric gates , it immediately becomes apparent that the current owners have poured meticulous attention into this home. From the stylish contemporary Callerton kitchen and Hanse Grohe bathrooms to the beautifully landscaped gardens, every detail exudes elegance and style.

Key Features:

Open-Plan kitchen,dining and family room : The contemporary and stylish modern Callerton kitchen supplied & fitted by Kitchens International is open plan to the dining and family area, making it the hub of the house. French doors from the family area create a seamless transition, extending the family room into the garden. The kitchen itself boasts high-quality finishes, including ample storage units, composite stone and granite worktops, and a generous island with a Belfast-style sink.

Appliances: The kitchen is equipped with top-of-the-line Siemens appliances, including an induction hob, two ovens and integrated larder fridge

Utility Room: Adjacent to the kitchen, the utility room maintains the same high standard. It includes a double larder, concealed spaces for washing machine and drier, integrated Neff dishwasher, integrated Neff microwave, freezer ,wine fridge and a Belfast sink.

Bright Lounge: The ground floor features a naturally bright and airy lounge with French doors that provide access to the amazing garden with modern fireplace and wall recessed TV

Five Double Bedrooms: The property boasts five double bedrooms. There is a master bedroom with an en suite on the ground floor, and another master bedroom on the upper level, also with an en suite.

Additional Bathrooms: In addition to the en suites, there is a shower room on the ground floor with a bathroom on the upper level.

The upper landing area has been formed into a large home office fitted by Hammond furnishings with an adjoining lounge space with matching TV/ media storage unit

Detached Double Garage: The detached double garage features large electric door, storage units to the rear wall and an additional attic for storage.

Landscaped Gardens: The beautifully landscaped gardens complement the standard of this home. Primarily laid to lawn, they also include paved patios.

Private Driveway: Access to the property is via an electric wrought iron gate.

Additional Benefits: The property further benefits from LPG gas with ground floor underfloor heating , Nordan timber windows and composite doors, solar panels, alarm system and VAST sound system in Family room.

Viewing is essential to fully appreciate the elegance and quality of this amazing property.

Local Area

Kitchen Diner Family Room 33'0" x 15'3" (10.08 x 4.66)

Utility Room 8'2" x 9'10" (2.5 x 3.00)

Lounge 13'1" x 15'6" (4.00 x 4.73)

Hallway 13'7" x 24'11" (4.15 x 7.6)

Shower Room 7'2" x 6'9" (2.2 x 2.06)

MasterBedroom 13'1" x 13'7" (4.00 x 4.16)

En Suite Bathroom 5'6" x 13'1" (1.7 x 4.00)

Bedroom 3 13'1" x 15'4" (4.00 x 4.68)

Upper Landing Area 19'6" x 24'3" (5.96 x 7.4)

Upper Master Bedroom 21'7" x 15'5" (6.6 x 4.7)

En Suite 6'6" x 13'2" (2.00 x 4.02)

Bedroom 4 16'4" x 14'1" (5.00 x 4.30)

Bedroom 5 9'8" x 14'1" (2.96 x 4.30)

Bathroom 6'5" x 8'10" (1.96 x 2.7)

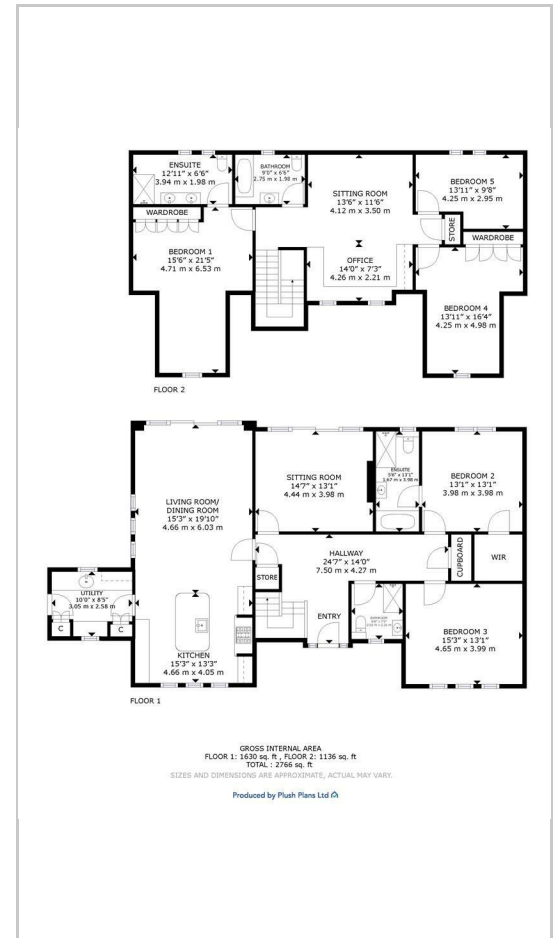
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

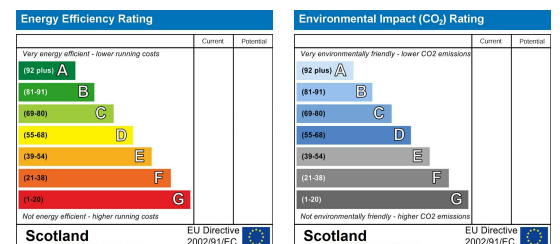
Area Map



Floor Plans



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.

47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com