



RESIDENCE

4 Tait Walk, Crossford, ML8 5NR

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 4 Public Rooms | 3 Bathrooms



Situated within this exclusive and locally admired residential cul-de-sac of only 6 individual homes, this impressive 4 bedroomed, 4 public roomed detached villa is a wonderful family home within the village of Crossford.

The property occupies a great position within established, large gardens and enjoys a lovely backdrop onto the neighbouring woodland and River Clyde.

The home offers a well-designed, spacious and versatile layout of apartments which consist of; entrance vestibule, welcoming reception hallway, formal lounge with aspects to front, large, open plan family/dining area and modern fitted integrated kitchen, utility room, contemporary wc, rear vestibule with outer door to the gardens, staircase to the family/playroom and access to the double integral garage. There is a further family/sitting room that could be used a downstairs 5th bedroom if required. On the upper floor there is a landing with access to the 4 bedrooms of which the master has its own modern fitted en-suite shower room whilst there is a separate and sizable, contemporary designed and fitted family bathroom. Located above the garage is a great size, bright and airy apartment currently being used as a self-contained office however lends itself to many different uses.

Features of the home include oil fired central heating, double glazing and monobloc driveway.

Early viewing of this fine family home is highly advised in order to fully appreciate the size and setting on offer.

Tait Walk is an exclusive, residential cul-de-sac which enjoys lovely views to the rear over the adjacent woodland and River Clyde. Crossford village is one of the four villages located within the Clyde Valley and located near to the town of Lanark, offering buyers a village atmosphere and a country lifestyle. The Clyde Valley is renowned for its variety of garden centres and scenic walks.



2152.78 sq ft | EER = D



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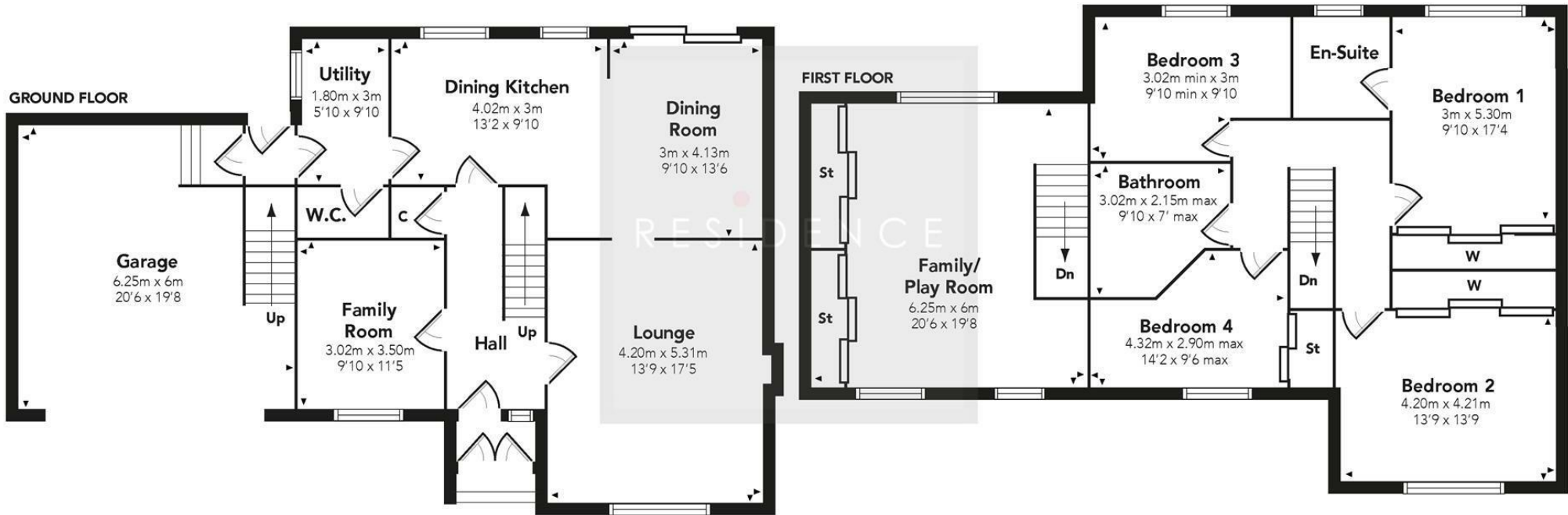




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Tait Walk



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.