



RESIDENCE

6 Clyde Grove, Crossford, ML8 5WN

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton
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5 Bedrooms | 2 Public Rooms | 4 Bathrooms

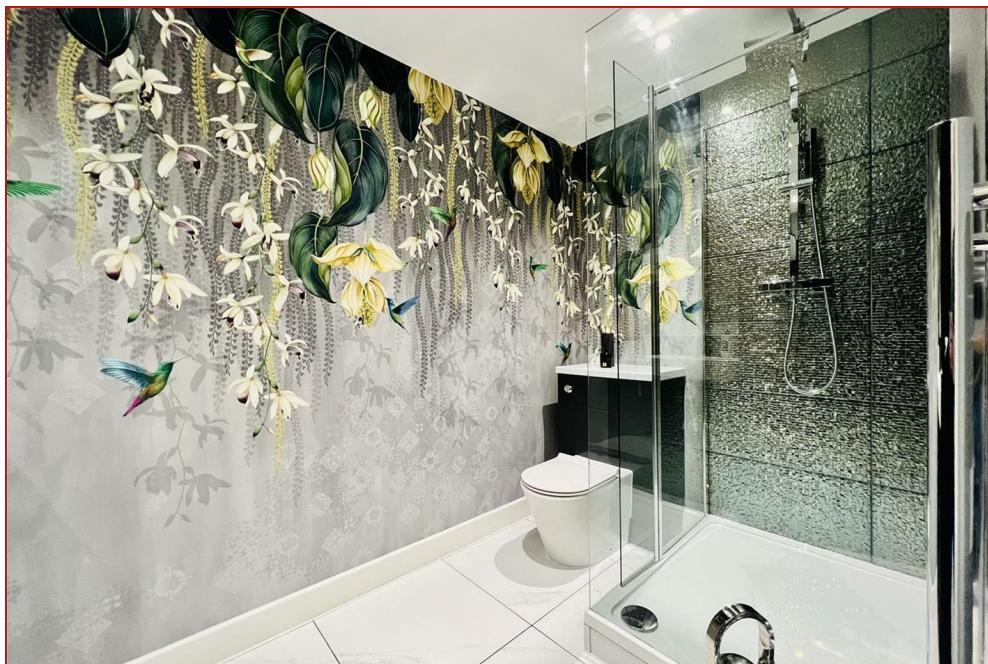
This stunning, bespoke family detached villa has been finished to an exceptionally high standard throughout and is certainly one of the best contemporary finished properties currently on the open market, set within the exclusive Clyde Grove development, nestled within the village of Crossford.

This five bedroomed home has been designed, built and presented to a fabulous, contemporary standard with particular care and attention being given to the quality finishing's, luxurious décor and quality floor and wall coverings throughout. As well as the stunning internal presentation, externally the gardens have been landscaped with artificial lawns, decorative patios, pathways, feature stone wall with pergola covered entertainment area and BBQ area.

The accommodation comprises entrance vestibule, reception hallway, "wow" factor formal lounge, generous open plan contemporary integrated kitchen with dining area and sitting area, large utility room with access to the integral double garage, stylish shower room and an excellent home office/study that could be utilised as a downstairs fifth bedroom. Formed over the split-level upper floors is the contemporary family bathroom and four double bedrooms, two of which have en-suite shower rooms whilst bedroom three has double glazed French doors opening out to a stunning polished steel framed balcony with a mixture of frosted and clear glass screens and artificial lawn surface.

Features include high performance double glazing, economic and environmentally friendly heating system powered by way of air-source heat pump, underfloor heating and CCTV.

Clyde Grove is set in the picturesque village of Crossford, which commands a prime position within the Clyde Valley, historically known as "the fruit bowl" of west central Scotland. In recent years fruit growing has been replaced with horticultural nurseries, growing bedding plants and shrubs for supply to the large number of very popular garden centres within the area.



3229.17 sq ft | EER = B



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Clyde Grove



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.