



RESIDENCE

3 Waterfall Meadows, Cleghorn, ML11 7TF

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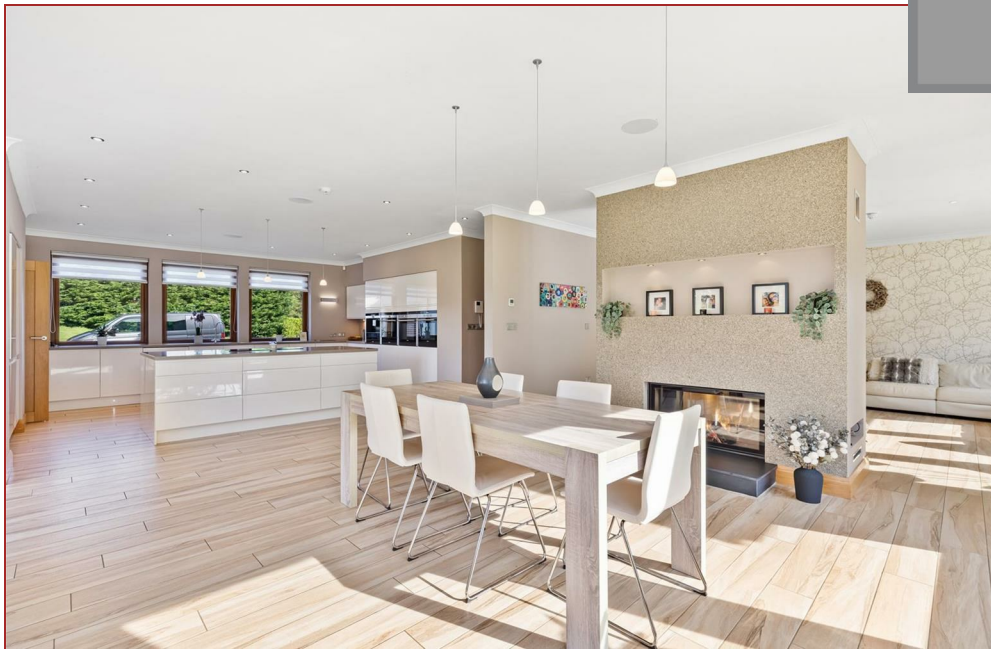




Viewing by appointment with Residence Hamilton

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## 5 Bedrooms | 2 Public Rooms | 5 Bathrooms

\*\*\*HOME REPORT VALUE £850,000\*\*\*

3 Waterfall Meadows is an imposing and beautifully presented, contemporary designed and built, family detached villa which sits prominently behind its gorgeous electric gated entrance and amidst its substantial garden grounds.

This substantial 10 apartment home offers a sprawling layout of versatile and adaptable living space, formed over 3 main levels which extend to circa 6192 sq ft including the triple garage.

The accommodation consists of an entrance foyer with an impressive and very welcoming reception hallway, cloaks/wc with 3-piece suite, formal living room, family room and bright and airy dining room with stunning dual aspects fireplace, contemporary designed and fitted integrated kitchen with centre island, boot room with access to a utility room and the outer rear gardens. Completing the accommodation ground floor level is a 5th bedroom, family room or home office. The 2 separate 1st floor levels offer an exceptionally large sitting room above the triple garage and serviced by way of a modern fitted shower room whilst the galleried landing provides access to 4 large double bedrooms, 2 en-suites and a separate family bathroom.

Within the attic level is a cleverly designed and sizable games/entertainment and cinema room.

Further features include electric gated entrance, tarmac driveway, integral triple garage and extensive gardens which surround the home and enjoy aspects over the adjacent fields and neighbouring woodland.

The enclosed floor plan will provide you with a detailed layout of this stunning and well-executed home; however, both internal and external viewing is highly advised to fully appreciate the quality and standard of finish throughout.

Waterfall Meadows is an exclusive cul-de-sac of executive homes on the outskirts of the historic town of Lanark. The Royal Burgh of Lanark itself is a bustling market town and offers a wide range of shopping facilities.

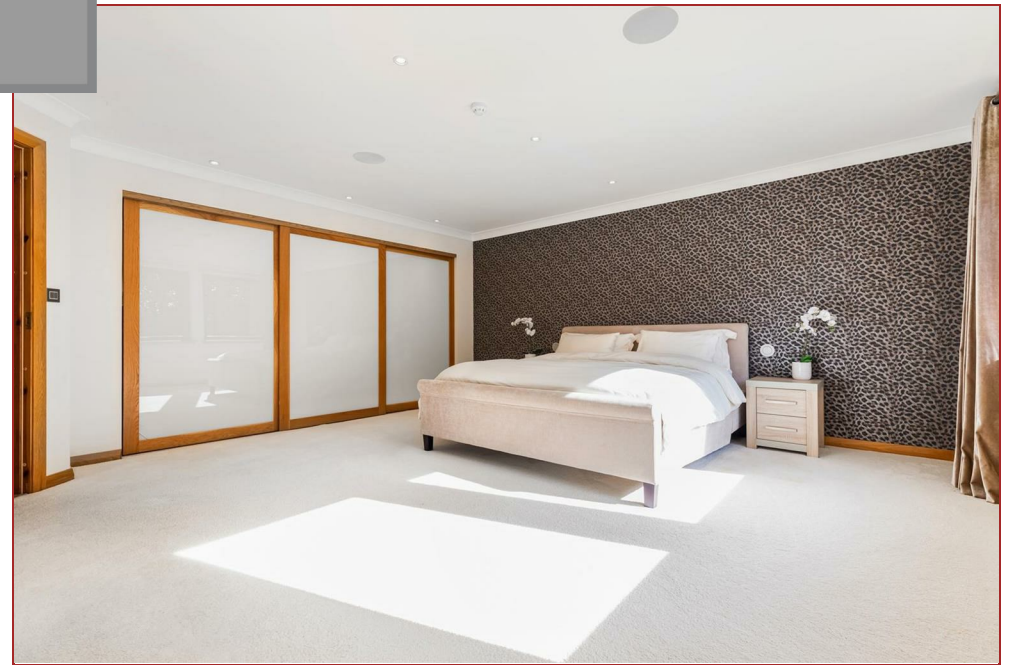
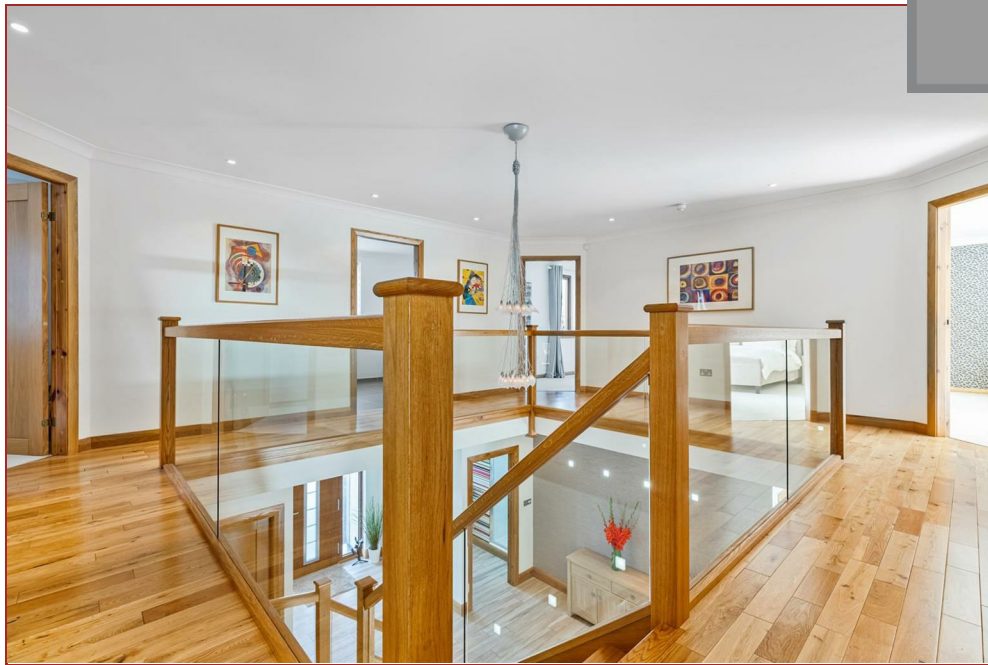


5651.00 sq ft | EER = D





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**TOTAL: 5414 sq. ft, 503 m2**  
 FLOOR 1: 2174 sq. ft, 202 m2, FLOOR 2: 2268 sq. ft, 211 m2, FLOOR 3: 972 sq. ft, 90 m2  
 EXCLUDED AREAS: GARAGE: 778 sq. ft, 72 m2, OPEN TO BELOW: 66 sq. ft, 6 m2, LOW CEILING: 72 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.