



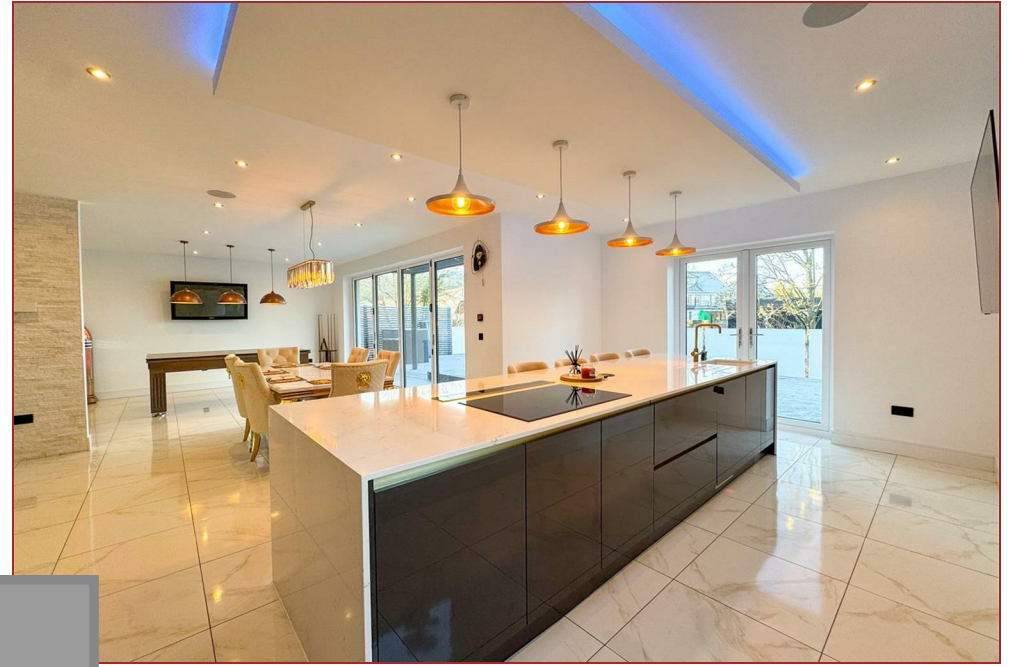
RESIDENCE

36 Clyde Grove, Crossford, ML8 5WN

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Viewing by appointment with Residence Lanark
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RESIDENCE





4 Bedrooms | 3 Public Rooms | 5 Bathrooms

This remarkable four-bedroom detached villa, located in the picturesque Clyde Grove community in Crossford, presents an elevated standard of luxury living, modern design with practical functionality.

Upon entering, you are greeted by an impressive hallway featuring a striking glass balustrade staircase that sets the stage for the elegance found throughout the property. The ground floor showcases premium oversized tiled flooring enhanced by zoned underfloor heating.

At the center of the home is an open-plan lounge and dining area at the rear, which effortlessly connects to a high-end kitchen which boasts a large central island with suspended ceiling, highlighted by ambient lighting, granite countertops and integrated AEG appliances. These appliances include a full-height fridge and freezer, wine cooler, coffee machine, instant hot water tap, combi oven, hot plates, induction hob with downdraft extractor and a dishwasher. At the far end of the room, a captivating bar area encourages social gatherings, adorned with full-height bi-fold doors that open to a spacious terrace. Surrounded by a glass balustrade, the terrace offers breathtaking views of the River Nethan, making it the perfect spot for al fresco dining and entertaining.

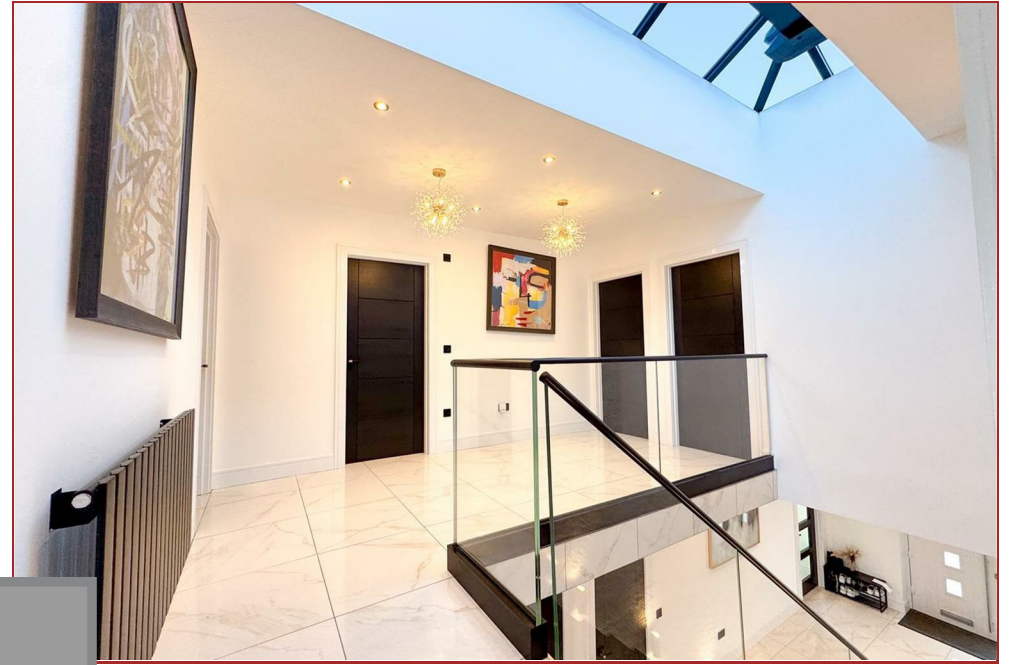
On the ground floor, you'll also find a family room and cinema room, both providing flexible living options. A utility room, W.C., and storage cupboard/office complete this level.

The large master bedroom features an expansive walk-in dressing room and glazed doors leading to a private terrace showcasing stunning views. The en-suite bathroom is a standout feature, offering a double walk-in rain shower and Jack and Jill vanities.

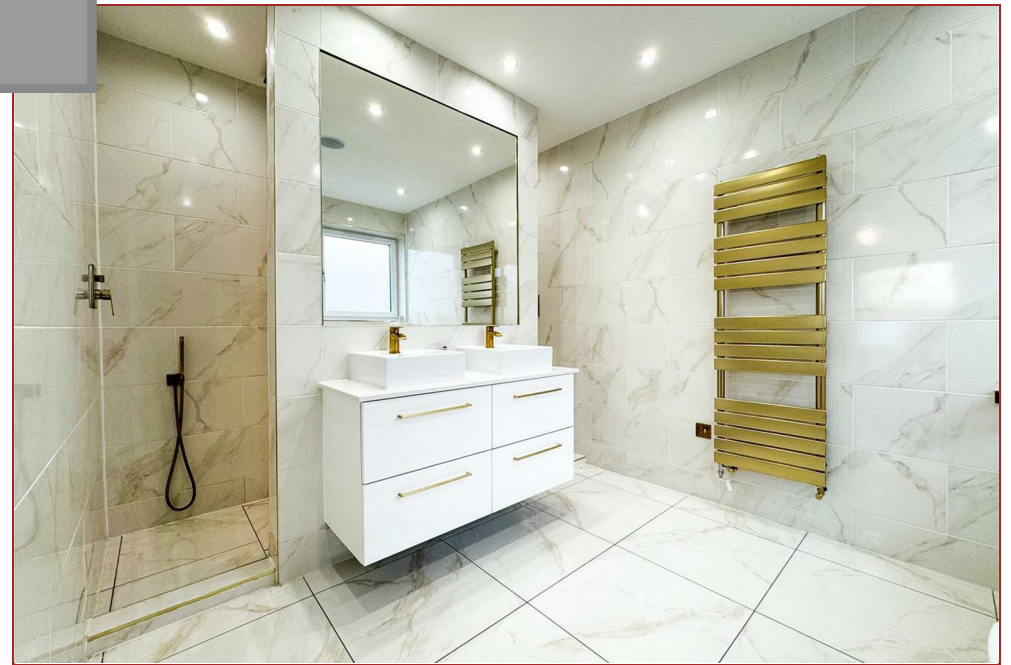
The guest bedroom includes a walk-in wardrobe and an en-suite bathroom. Bedroom three features a built-in wardrobe, while bedroom four comes equipped with its own en-suite and wardrobe. The family bathroom features a beautiful free standing bathtub.



2924.00 sq ft | EER =



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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.