



RESIDENCE

37 Lanark Road, Crossford, ML8 5RE

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





RESIDENCE







## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This attractive, traditional detached cottage is situated in the much-admired village of Crossford and offers a spacious and versatile layout of accommodation spread over two levels.

The property serves as a wonderful family home, providing an excellent blend of modern living while retaining many traditional features, such as two recessed log-burning stoves and exposed sandstone walls in the generously sized dining kitchen.

The accommodation comprises a welcoming reception hallway with a staircase leading to the upper floor. There is a spacious lounge with aspects to both the front and rear of the property. The heart of the home is the large dining kitchen, which includes a range of fitted units, worktops, and integrated appliances. Patio doors lead to a sunroom that offers views and access to the rear gardens. There is also a separate family room that could be used as a downstairs fourth bedroom, with easy access to the adjacent downstairs shower room. Upstairs, you will find three bedrooms and a modern fitted family bathroom, finished with fresh tiling.

Features of the property include oil-fired central heating, double glazing, established mature gardens, ample parking at the front, and a garage.

Crossford is located within the Clyde Valley and is just a short journey from the many amenities offered by both Lanark and Hamilton while benefiting from excellent rail links due to its close proximity to Carluke.

The village of Crossford is one of four villages situated within the Clyde Valley, offering residents a true village atmosphere and a rural lifestyle. The Clyde Valley is renowned for its variety of garden centres and scenic walks, winding its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark. The valley contains several villages with basic shopping amenities, schools, parks, sports facilities, and a variety of pubs and restaurants. The local primary school is within walking distance of the property.



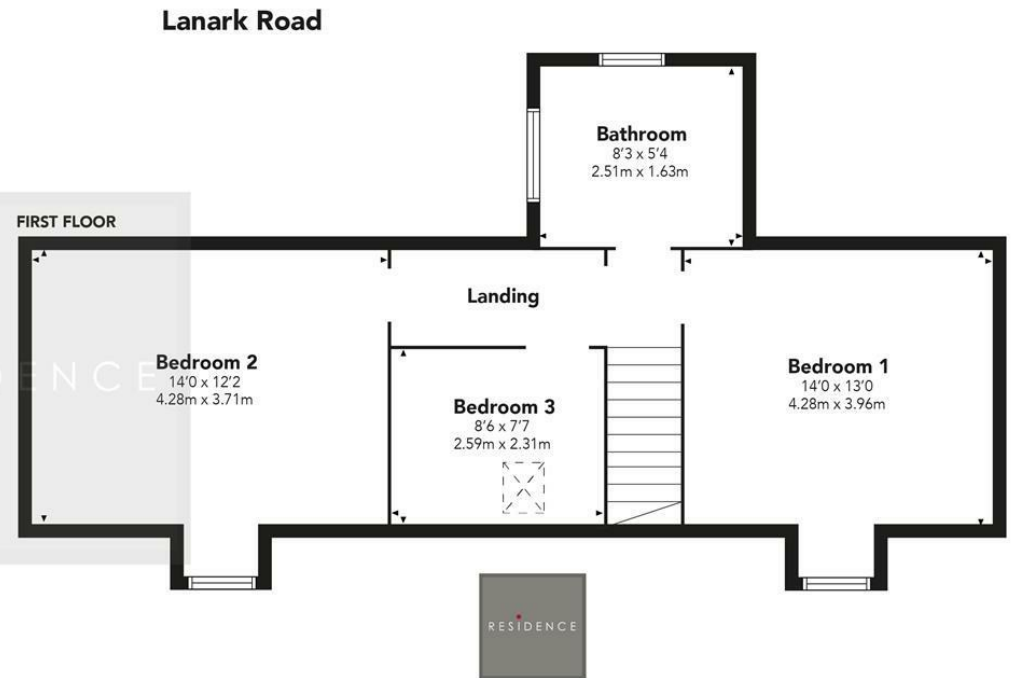
1496.00 sq ft | EER = E





RESIDENCE





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.