



RESIDENCE

38 Clyde Grove, Crossford, ML8 5WN

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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







## 4 Bedrooms | 4 Public Rooms | 5 Bathrooms

This exceptional, visually striking four-bedroom, four public roomed detached villa blending contemporary elegance with practical design and exemplifying refined luxury living.

The grand hallway features a striking glass balustrade staircase with lighting and sets a sophisticated tone. The ground floor has premium tiled flooring with zoned underfloor heating, adding warmth and opulence.

At the rear, an open-plan lounge and dining area flow into a high-spec kitchen, ideal for daily living and entertaining. The kitchen boasts an oversized central island with ambient lighting, granite worktops, and integrated appliances—including a full-height fridge and freezer, wine cooler, coffee machine, hot water tap, combi oven, hot plates, induction hob with downdraft extractor, and dishwasher. Full-height bi-fold doors open onto a spacious terrace with stunning River Nethan views—perfect for outdoor dining.

Additional ground-floor features include a front-facing family room with media wall and fireplace, a versatile sitting/cinema room (or potential fifth bedroom), utility, WC, and storage.

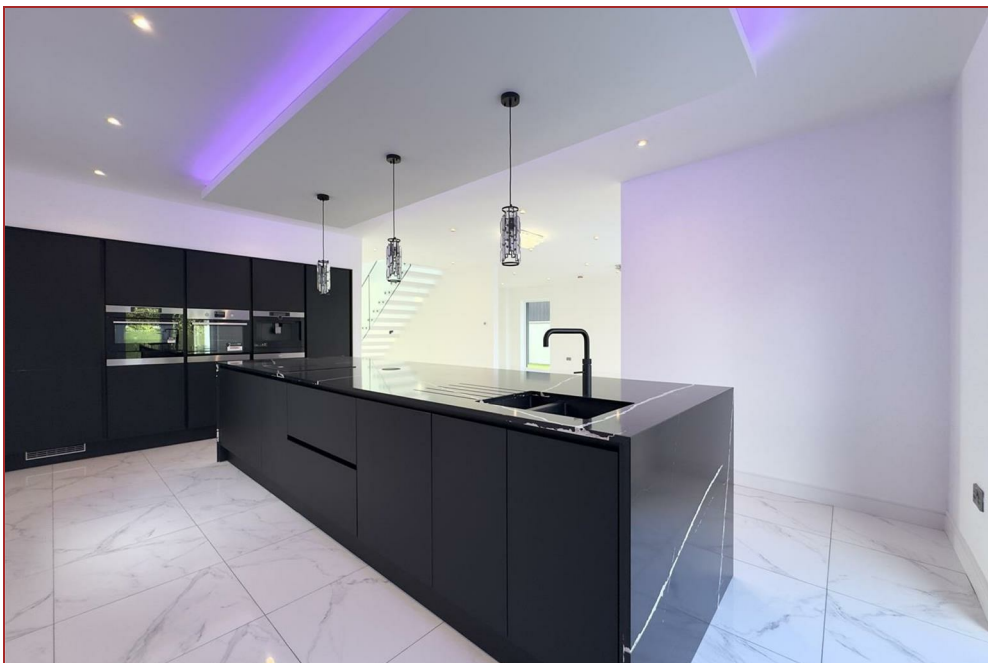
The luxurious master suite offers a private retreat with a walk-in dressing room and glazed doors to a terrace with breathtaking views. The en-suite has a double walk-in rain shower, twin vanities, and stylish tiling.

Guest bedrooms include a walk-in wardrobe and en-suite with full-height tiling and a double shower; bedroom three has a built-in wardrobe, while bedroom four features en-suite facilities and extra storage.

The main bathroom exudes elegance with a free standing bath and full-height tiling.

Externally, the property has a paved driveway for multiple vehicles and beautifully tiled terraces with glass balustrades, all enjoying stunning river views—enhancing its kerb appeal.

Clyde Grove is set in the picturesque village of Crossford, which commands a prime position within the Clyde Valley.



2924.00 sq ft | EER =



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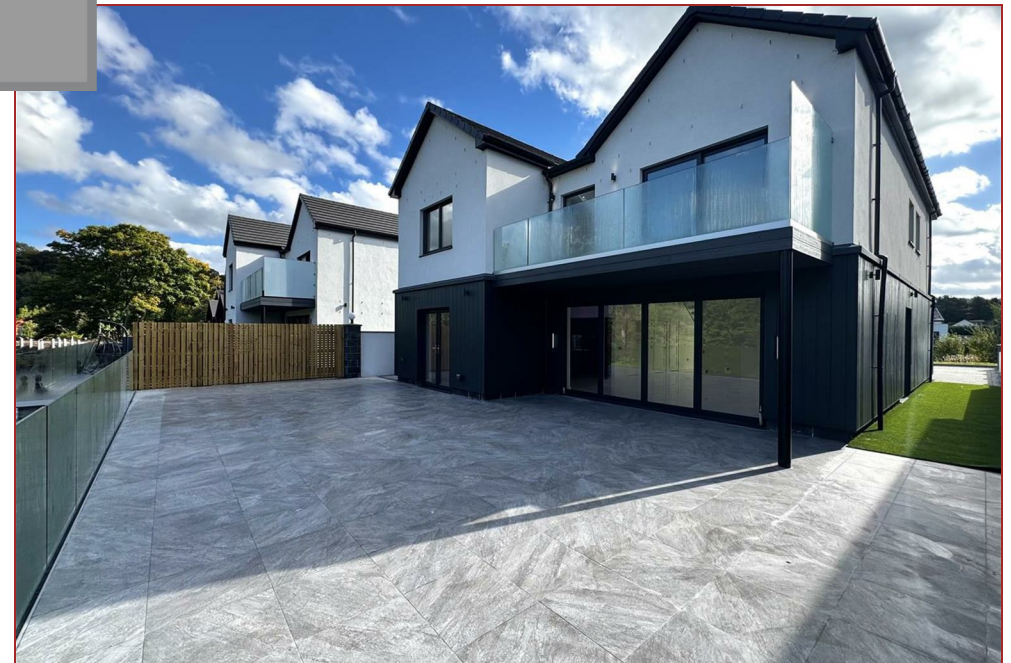
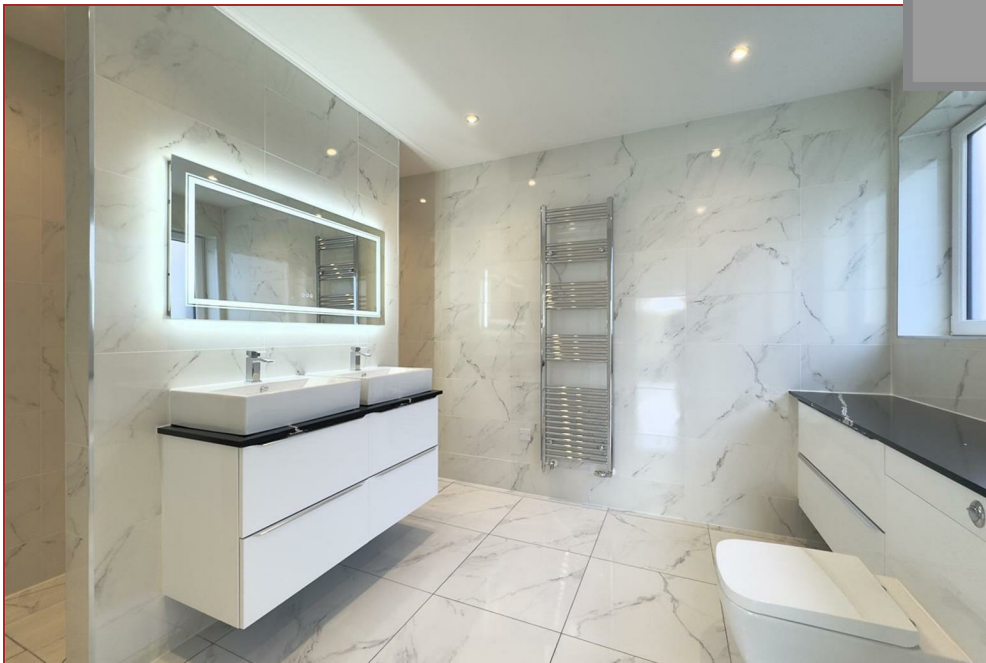


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## Clyde Grove



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.