



RESIDENCE

The Italian Gardens Crossford, Clyde Valley, ML8 5PY

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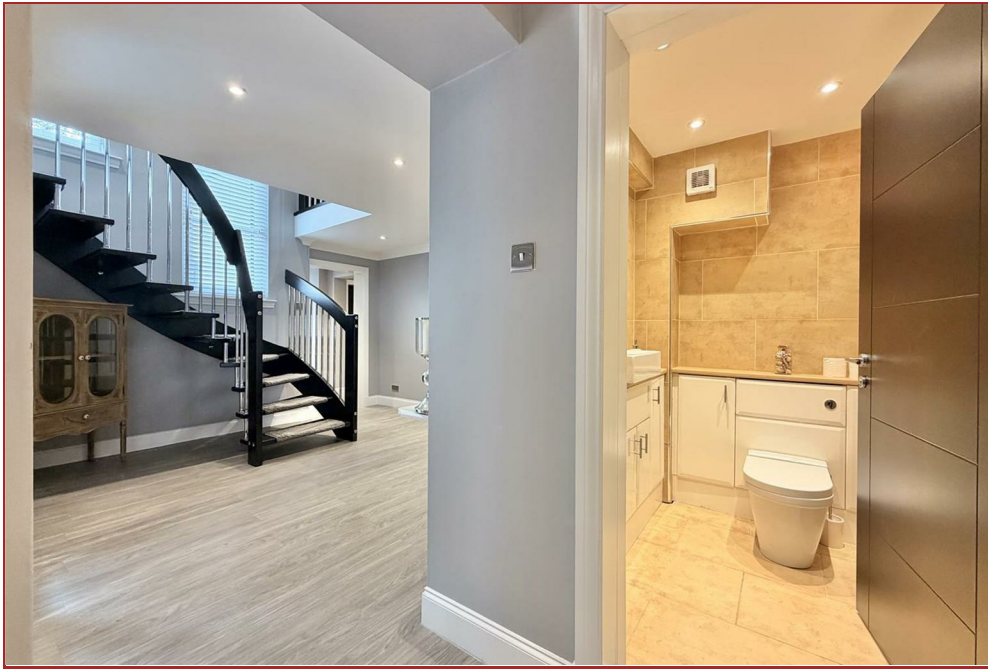
Viewing by appointment with Residence Hamilton

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5 Bedrooms | 2 Public Rooms | 7 Bathrooms

The Italian Gardens is an outstanding period-style residence set within approximately 1.6 acres of beautifully maintained formal gardens, offering the discerning purchaser the opportunity to enjoy idyllic semi-rural living in the heart of the sought-after Clyde Valley.

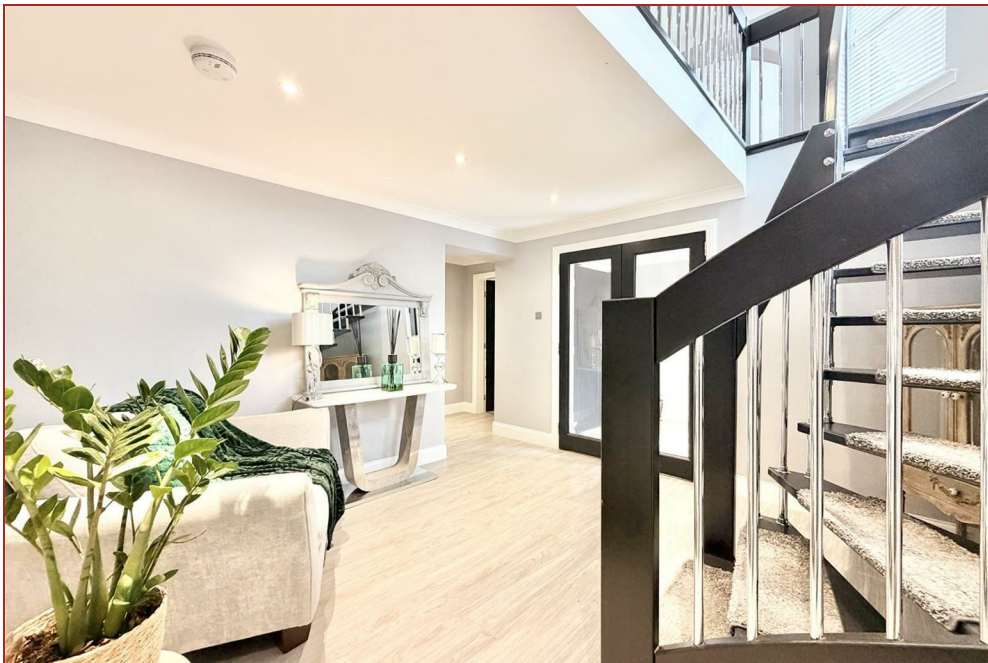
Recently upgraded and thoughtfully enhanced, the property beautifully combines timeless architectural elegance with contemporary luxury. A particular highlight is the bespoke Silverbirch fitted kitchen with quality integrated appliances, creating a superb open-plan breakfasting kitchen and family space. In addition, all windows have been replaced with quality double glazing, enhancing comfort, efficiency and presentation.

Retaining the scale, character and decorative detailing expected of a home of this calibre, the versatile accommodation is arranged over two split levels. The impressive upper hallway leads to the elegant reception rooms and bedroom accommodation, while further features include oil-fired central heating, electric security gates, CCTV and a substantial integral garage with direct access to the games/gym wing.

The lower level comprises an entrance vestibule, generous informal lounge with bar and entertaining area, gym, cloakroom/WC, utility room, double integral garage, games room and store.

The upper level centres around a striking hallway with ceramic tiled flooring, leading to a magnificent formal lounge with bay dining and focal point fireplace, contemporary Silverbirch kitchen with family room and informal dining room, luxurious principal bedroom with dressing room and en-suite, four further generously proportioned bedrooms, three with en-suite facilities, and a beautifully appointed family bathroom.

The home enjoys a stunning setting, with a charming Victorian folly overlooking the rear gardens. Surrounded by mature woodland and colourful specimen planting, the gardens offer exceptional privacy and year-round interest, while a secure front courtyard is accessed via electric gates



5177.44 sq ft | EER = D



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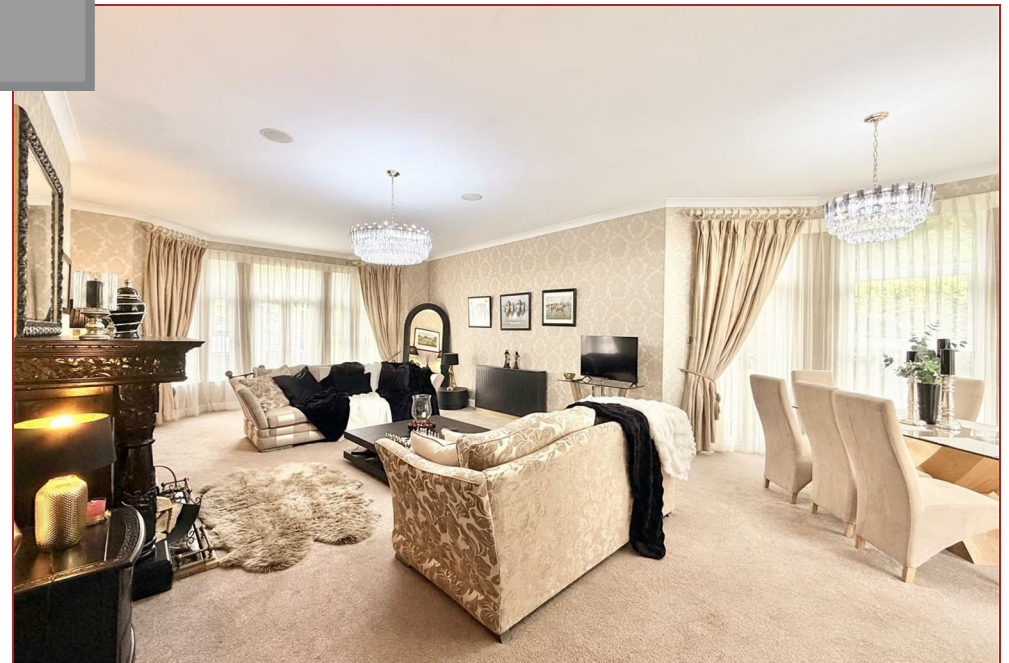
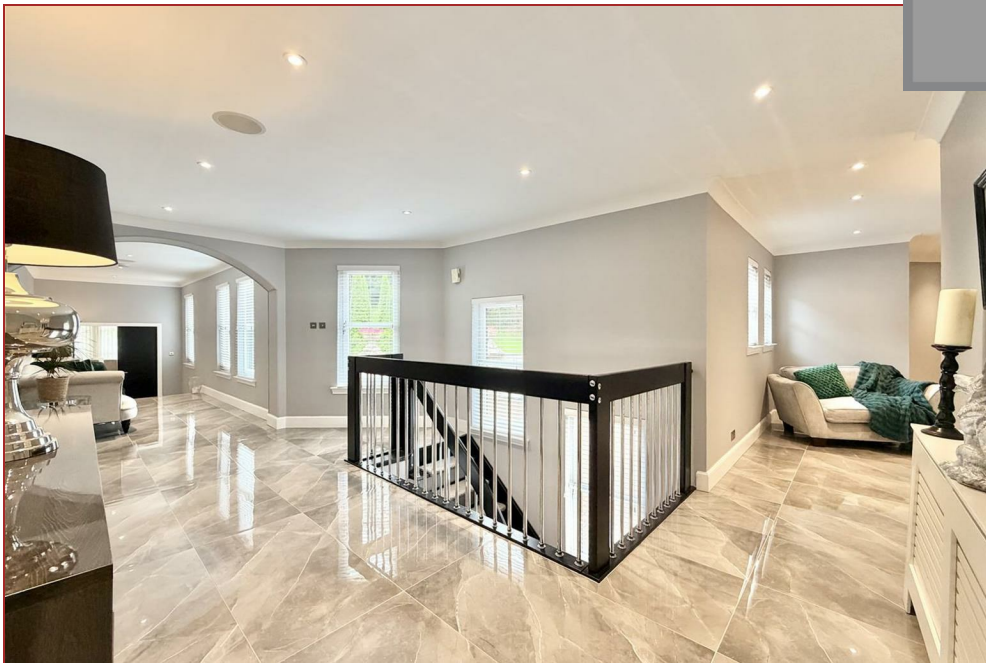


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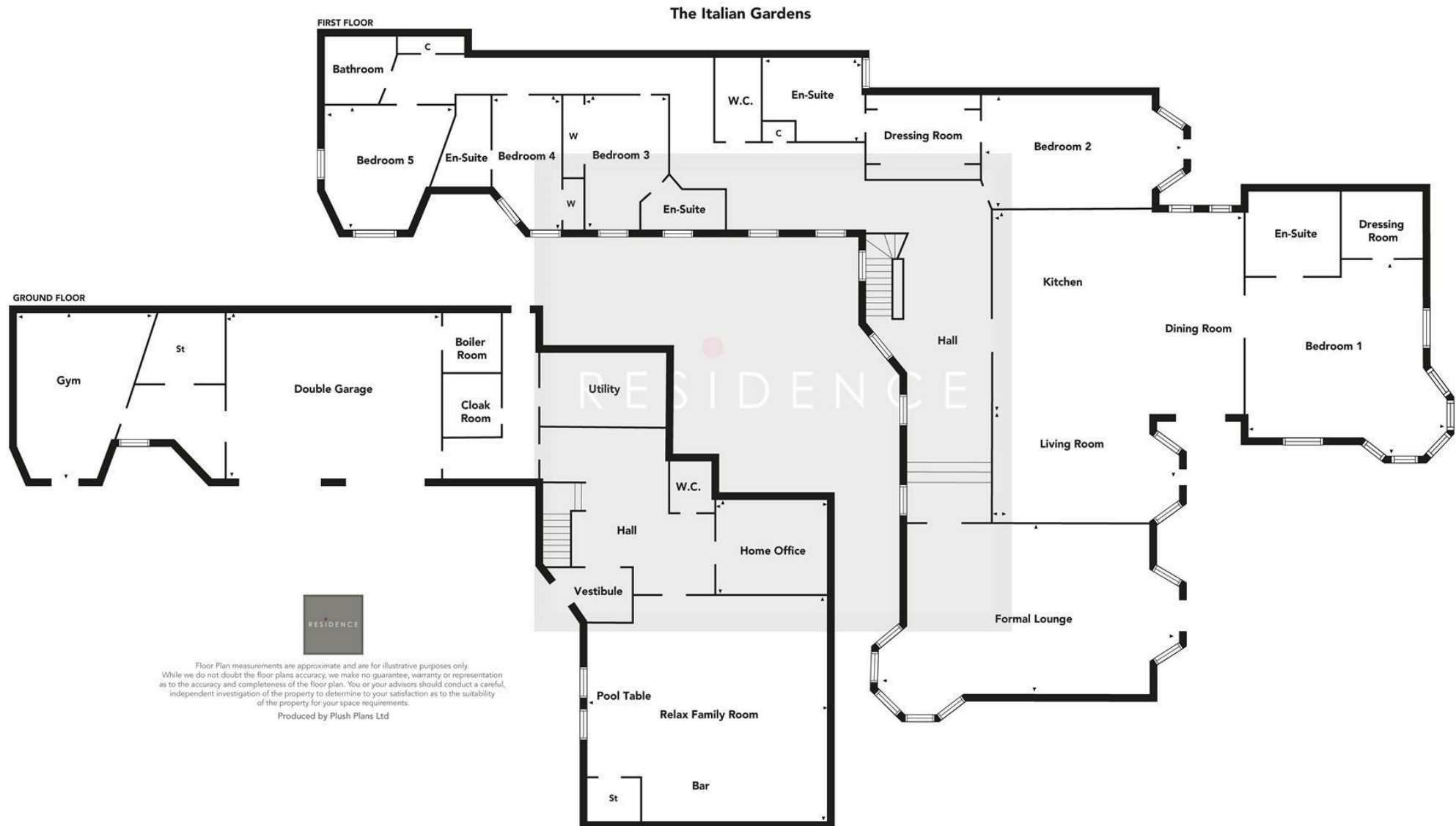
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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.