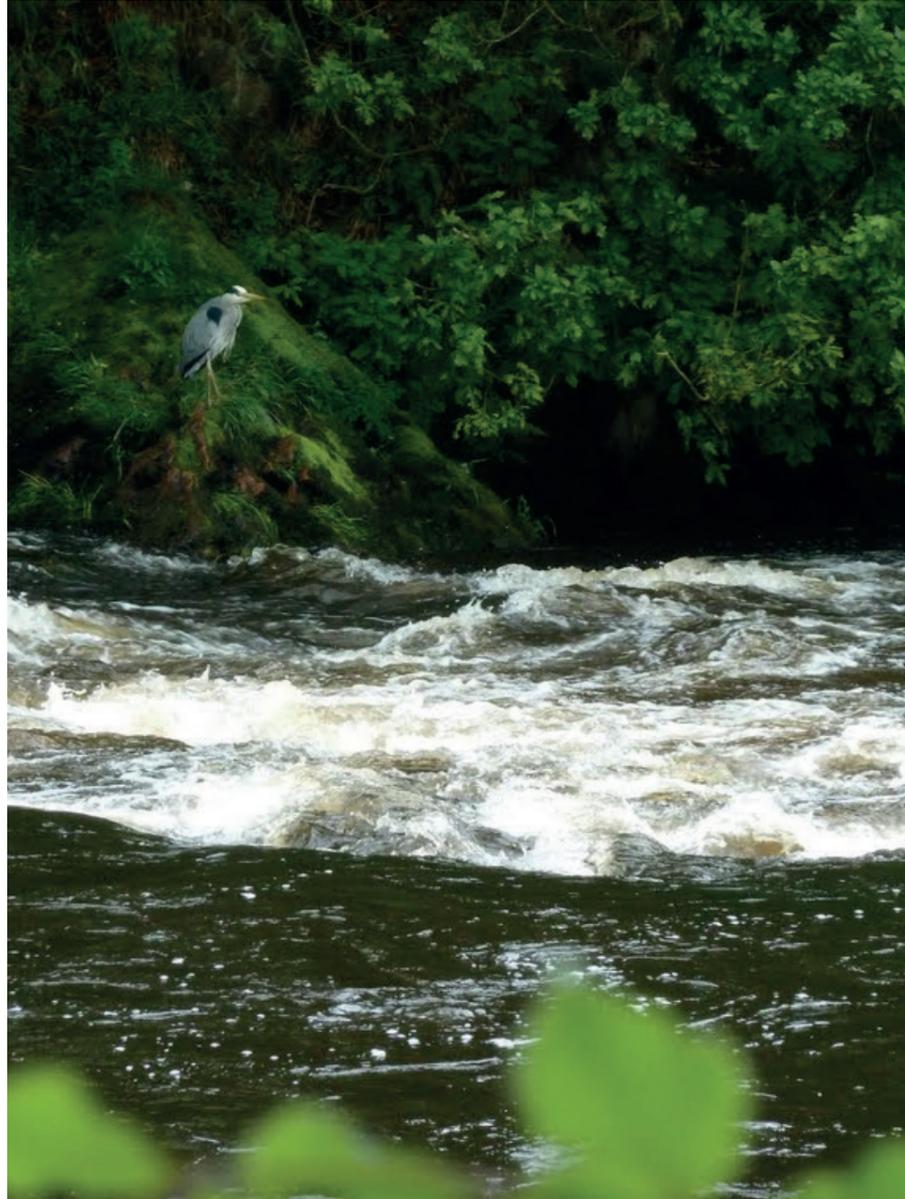


CLYDE GROVE

CROSSFORD, SOUTH LANARKSHIRE, ML8 5WN



**McEwan Fraser Legal**
Solicitors & Estate Agents



THE LOCATION

CROSSFORD

Clydegrove is an exclusive development of individually designed and built luxury homes that enjoys a semi-rural setting located on the periphery of Crossford, which commands a prime position within the Clyde Valley, historically known as “the fruit bowl” of west-central Scotland. This area is best known for its excellent garden centres with their resident cafes and indeed for soft fruit farms where in summer it is possible to go picking.

The village of Crossford is a desirable residential pocket that enjoys an idyllic setting along the Clyde Valley just four miles from the Royal Burgh of Lanark and three miles from Carluke. A much-favoured area, catchment for Underbank Primary, particularly ideal for those requiring good transport links and easy access to Glasgow and Edinburgh, rural yet not isolated feel and value for money. Local villages along the valley provide a range of shops and services. The towns of Lanark and Carluke offer a good variety of shops, leisure facilities, schools both primary and secondary. The M74 is also only six miles away, giving good access to the larger towns of Hamilton and Motherwell.



“

If you have ever leafed through a stylish design or property magazine, you will know that certain houses capture the imagination. This beautifully presented and individually designed four/five bedroom detached villa, with a welcoming driveway that sets a grand stage for Plot 12, is a particularly picturesque example of contemporary living. You can't help but be utterly bewitched by this creation of what modern living in Scotland is all about.



CLYDE GROVE

CROSSFORD

The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.



CLYDE GROVE

CROSSFORD

Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The formal lounge has a real cosy feel to it and also boasts a beautiful outlook, this room is the perfect place to unwind after a hard day.



“

The open plan family zone/dining area/and the kitchen is flooded with natural light and have a wealth of modern charm. The luxury breakfasting kitchen has been professionally fitted to include a quality range of state of the art floor and wall mounted units with a striking work surface. It also offers quality fixtures and fittings and is complimented with a host of integrated appliances, making this the ideal zone for an aspiring chef. An array of floor to ceiling windows and patio doors open onto the rear garden where you can invite outside in.







CLYDE GROVE

CROSSFORD

Another impressive zone is the dining area that will be often used for hosting dinner parties, giving you the chance to impress your guests with your culinary skills. It is easy to imagine the fabulous evenings and good company the magnificent space will play host to. A useful utility room is located next to the kitchen.





CLYDE GROVE

CROSSFORD

The junior reception room/family lounge is pleasantly located to the front of the property and could be transformed to meet each purchaser's needs and requirements, such as a study or fifth bedroom. A luxury shower room completes the impressive accommodation on this level.



CLYDE GROVE

CROSSFORD

A stunning split staircase from the hallway welcomes you to the journey up to the first-floor level where the crisp and contemporary styling continues. All bedrooms have a tastefully decorated theme on a bright and fresh layout and offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required.





CLYDE GROVE

CROSSFORD

Two of the bedrooms boasts stunning en-suites. One of the bedrooms has patio door access to an envious balcony, which is surrounded by glass balustrades and a jaw-dropping outlook. Another luxury family bathroom suite completes the impressive accommodation internally.





“

The features of this carefully considered bespoke design include an eco-friendly heating system powered by an air sourced heat pump, double glazing and a high level of insulation throughout. The property also enjoys a private driveway that leads to the double garage and substantial garden grounds.





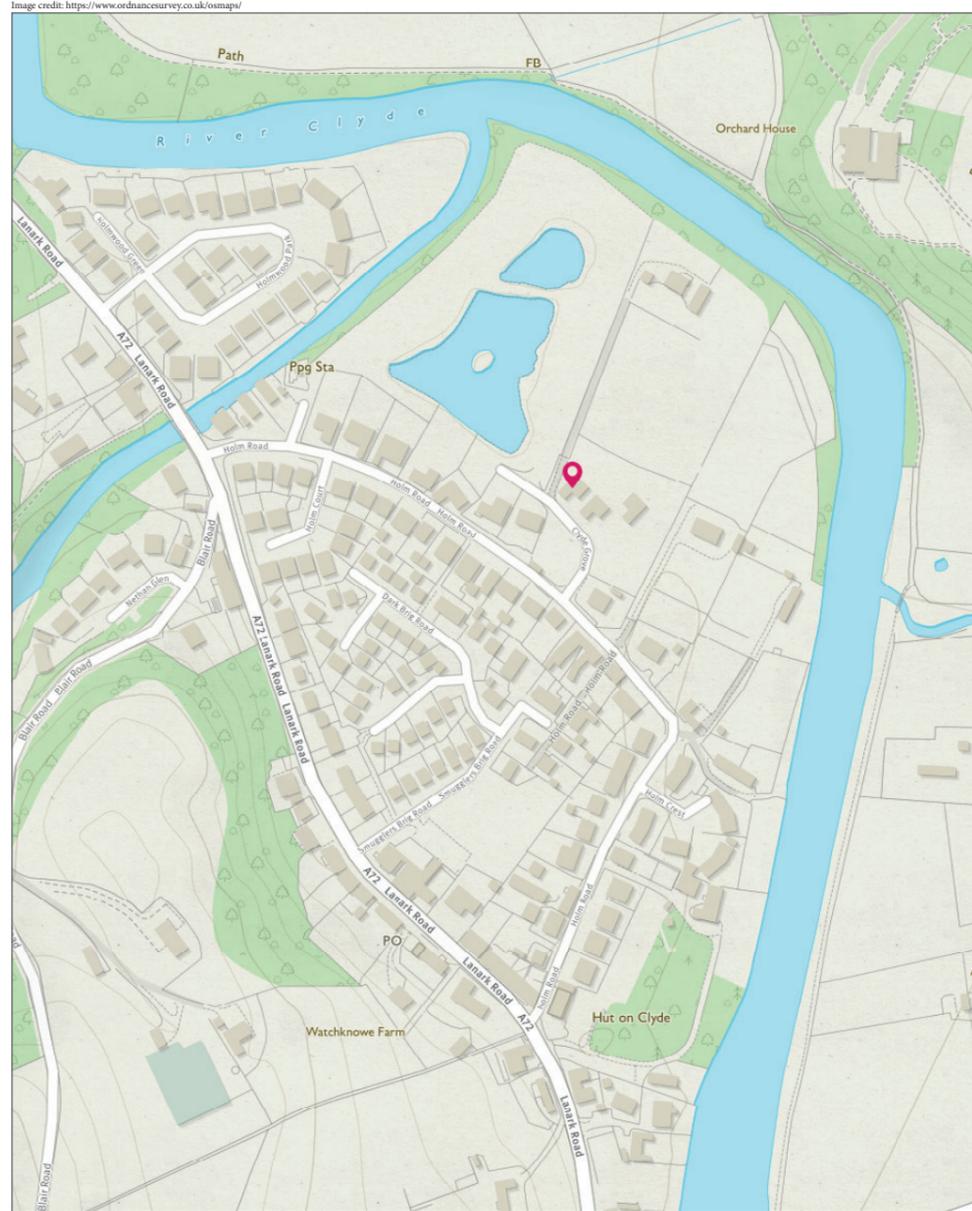
COMPUTER GENERATED IMAGE



CLYDEGROVE DEVELOPMENTS



COMPUTER GENERATED IMAGE



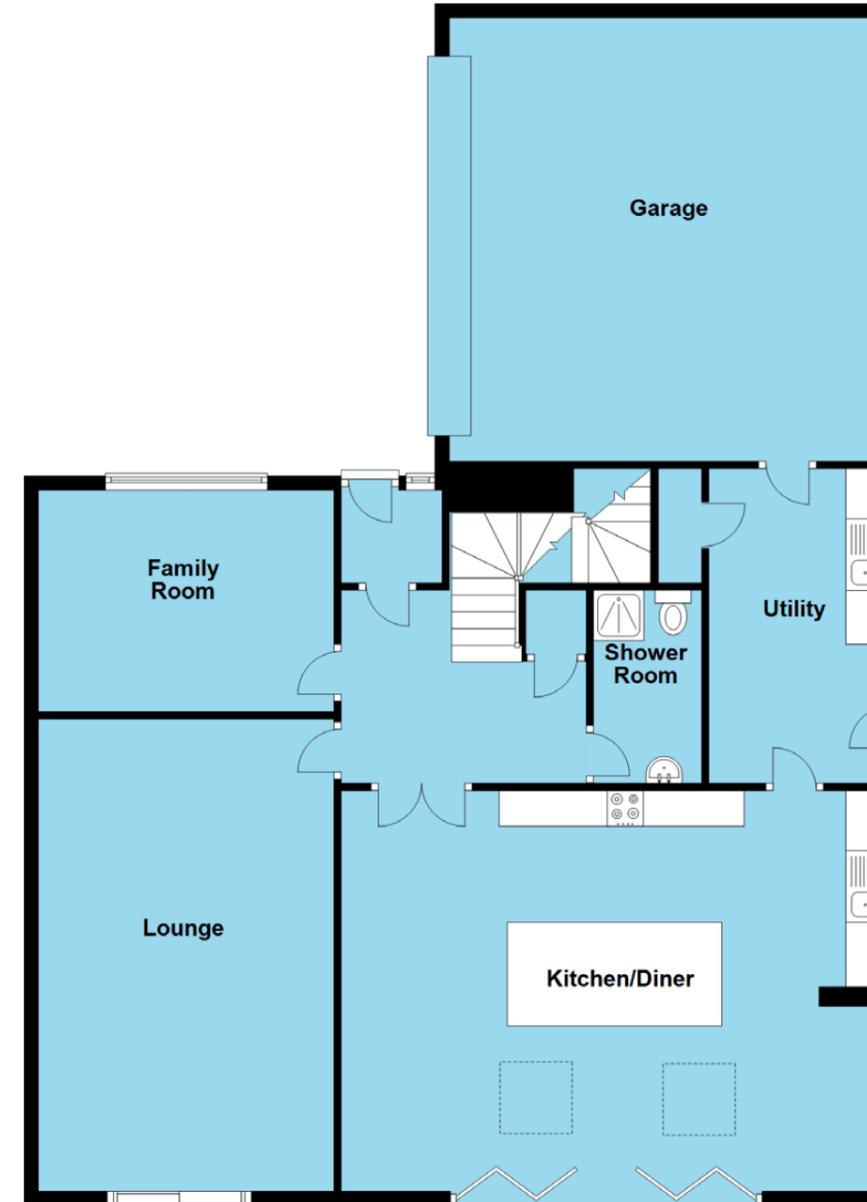
Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Kitchen/Diner	7.50m (24'7") x 5.60m (18'4")
Lounge	6.60m (21'8") x 4.10m (13'5")
Family Room	4.10m (13'5") x 3.10m (10'2")
Utility	4.40m (14'5") x 2.40m (7'10")
Shower Room	2.70m (8'10") x 1.50m (4'11")
Garage	6.20m (20'4") x 6.00m (19'8")

FIRST FLOOR

Master Bedroom	6.00m (19'8") x 3.70m (12'2")
En-suite	2.60m (8'6") x 2.20m (7'3")
Walk in Wardrobe	2.60m (8'6") x 2.10m (6'11")
Bedroom 2	4.10m (13'5") x 3.80m (12'6")
En-suite	3.10m (10'2") x 2.70m (8'10")
Bedroom 3	4.80m (15'9") x 3.80m (12'6")
Bedroom 4	5.60m (18'4") x 3.20m (10'6")
Bathroom	2.90m (9'6") x 2.80m (9'2")



COMPUTER GENERATED IMAGE




Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer