



RESIDENCE

17 Holmwood Park, Crossford, ML8 5SZ

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## 5 Bedrooms | 5 Public Rooms | 5 Bathrooms

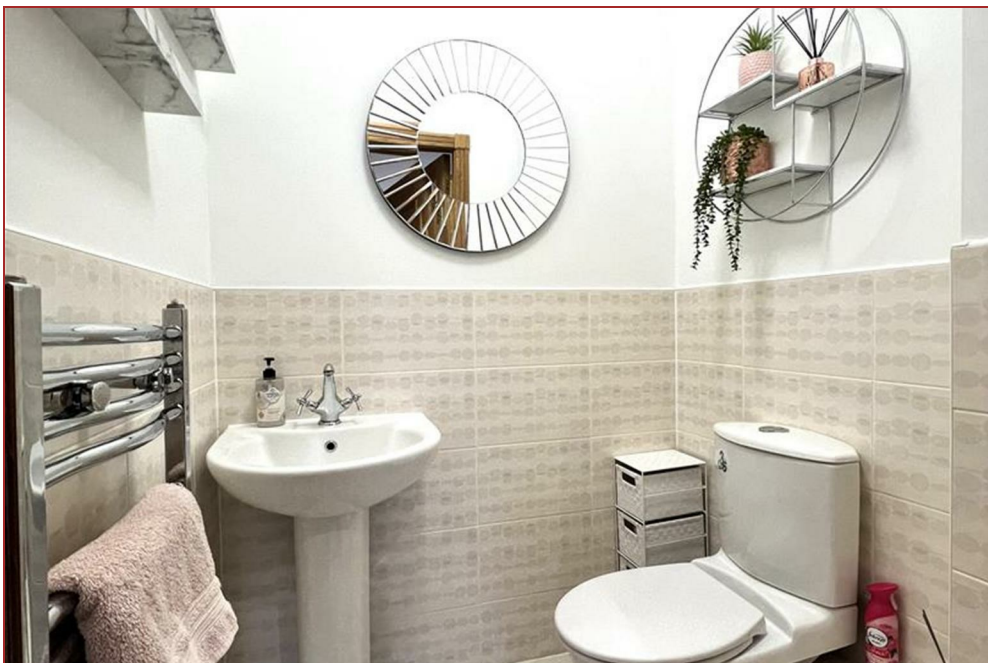
This immediately impressive, substantial 5 bedroomed, 4/5 public roomed family detached villa enjoys an excellent position within this desirable residential development with gardens backing onto the river.

This beautifully presented and successfully extended home has been finished to an exceptionally high standard throughout and offers an array of spacious, versatile, bright and airy apartments formed over 3 levels and features 4 separate outside balconies overlooking the river.

The accommodation comprises, entrance vestibule with access to a grand hallway with central staircase leading to a 1st floor galleried style landing, cloaks/wc, spacious lounge with focal point recessed log burning stove, stunning formal dining room with detailed ceiling, home office, generous sized and most impressive, contemporary designed and fitted integrated breakfasting kitchen with focal point media wall and open plan dining/living area with access to a utility room. The first floor, designed around an impressive galleried landing provides access to the 5 bedrooms, family bathroom, 2 en-suite shower rooms and a stylish master dressing room. The top floor level offers a most impressive and substantial cinema/entertainment room with access to 2 balconies and a separate and sizable family bathroom.

Features of the home include oil fired central heating, double glazing, large monobloc driveway, double garage and great size gardens enjoying a lovely back drop onto the River Clyde.

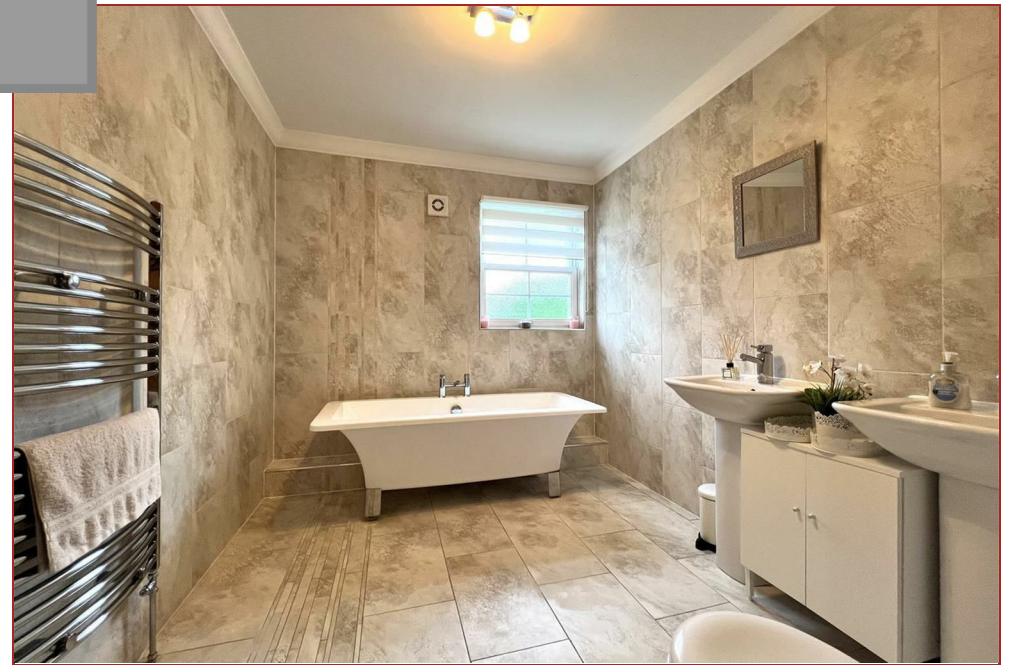
The village of Crossford is one of the four villages located within the Clyde Valley offering buyers a true village atmosphere and a country lifestyle. The Clyde Valley is renowned for its variety of garden centres and scenic walks. Winding its way from junction 7 of the M74 motorway near Hamilton to the historic town of Lanark. The Valley has several villages with basic shopping amenities, schools, parks, sports facilities and several pubs and restaurants.



sq ft | EER =



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## Holmwood Place



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.