



Clyde Grove Nursery Development

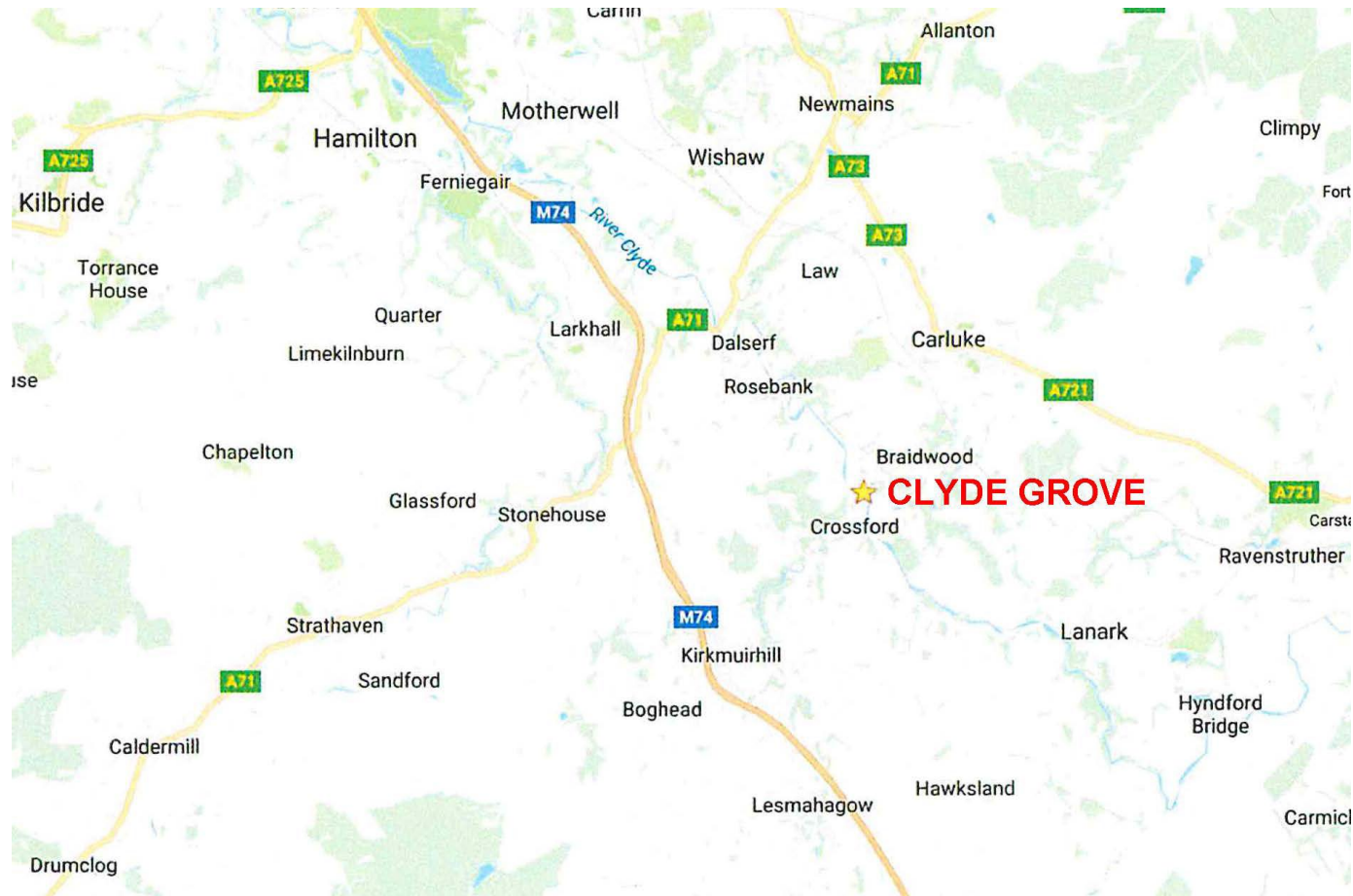
1 Clyde Grove, CROSSFORD, South Lanarkshire, ML8 5WN

www.clydegrovedev.co.uk

enquiries@clydegrovedev.co.uk

The Location

Clyde Grove is a new and exclusive development of *seven (7) large* executive homes (and one re-modelled cottage) set in spacious gardens in an idyllic setting close to the river Clyde in Crossford - the heart of the Clyde Valley.



The picturesque village of Crossford, commands a prime position within the Clyde Valley, historically known as “the fruit bowl” of Central Scotland. In recent years fruit growing has been replaced with horticultural nurseries, growing bedding plants and shrubs for supply to the large number of very popular garden centres within the area.



A picturesque country walkway runs along the banks of the river Clyde (on the opposite bank from Clyde Grove). The river Clyde itself is also very popular with local fisherman, offering anglers the opportunity to catch salmon, trout and grayling.

Crossford is approximately 25 mins drive from Glasgow and 45 minutes from Edinburgh. The village provides a highly reputable primary school and the nearby towns of Carluke and Lanark provide first class secondary schooling. The private Hamilton College is readily accessible via the M74. Glasgow provides a range of private schools, which are renowned for their academic excellence and distinguished universities.



The town of Lanark is 5 miles to the south east. Perhaps the best known town within the Clyde Valley, it provides a broad range of shops, supermarkets, banks, a selection of restaurants and a variety of sports and recreational facilities, including Lanark Golf Club, which boasts a championship standard 18 hole golf course.

Close to Lanark are the beautiful 'Falls of the Clyde' – a series of water falls where the river drops down hundreds of feet into the Clyde Valley. Also close-by is New Lanark – an internationally recognised as a World Heritage Site. This is beautifully restored 18th century cotton mill village close to the Falls of Clyde and is still a working community, attracting visitors from all points of the compass.

Directions

From Glasgow City Centre proceed east along the M8. Follow signs for the M74/Carlisle. Proceed south along the M74 and take the slip road exit at junction 7, following signs for Lanark. Proceed east along the A72 and continue into the village of Crossford and turn left into Holm Road. Follow Holm Road as it sweeps towards the River Clyde. The entrance to Clyde Grove is on the left hand side.



The Development

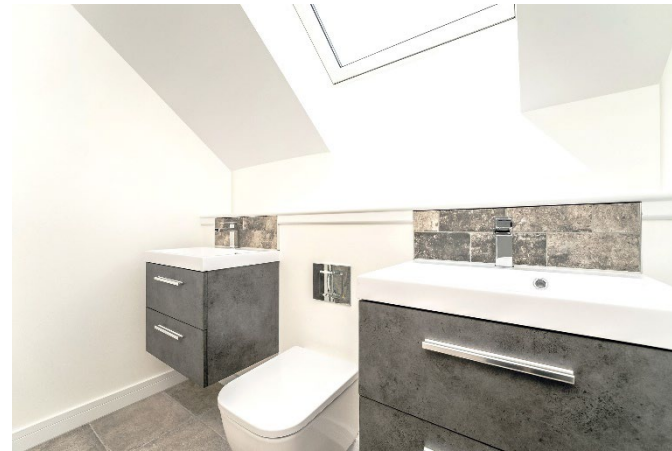
The development comprises two main house types the 'The Nethan' and the 'The Clyde', named after two local rivers. The development is laid out into a small and exclusive crescent situated off the quiet Holm Road and close to the river Clyde. Each house has individual variations. Plot 1 is a larger (approx. 3500 sqft) variation of the Nethan House style, incorporating an open hallway with feature oak staircase and large double garage. The 4 upstairs bedrooms are all very large and each has an ensuite bathroom. There is one room downstairs that can be used as a bedroom or an office.

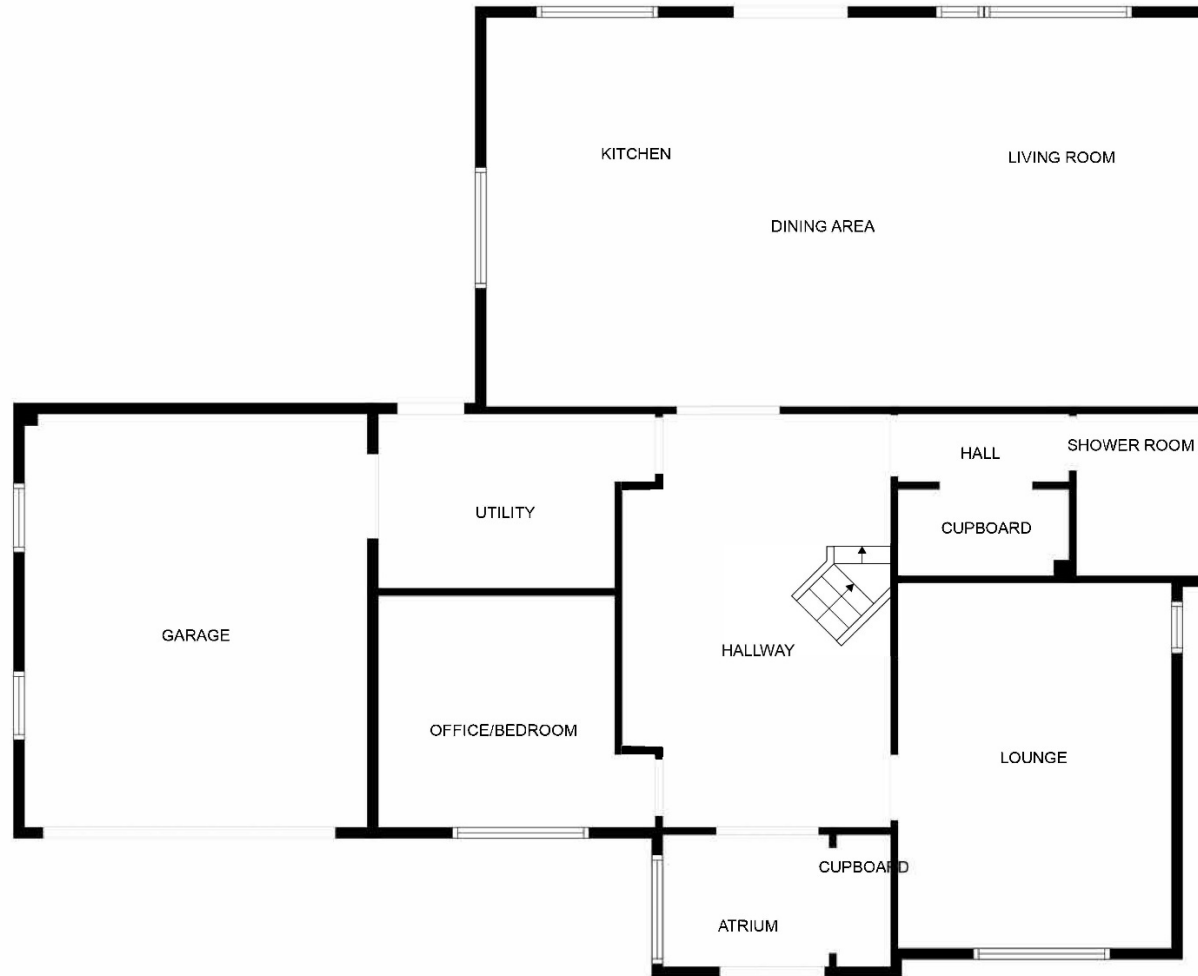
The homes, whilst modern, are designed to blend in with the more traditional dwellings within the village. The exterior is of traditional stonework with modern white rough-casting. Both house types are built to latest building standard and incorporate the highest standards of energy efficiency and come complete with a highly economic and environmentally friendly central heating system, powered by an air source heat pump - the ground floor also has underfloor heating.



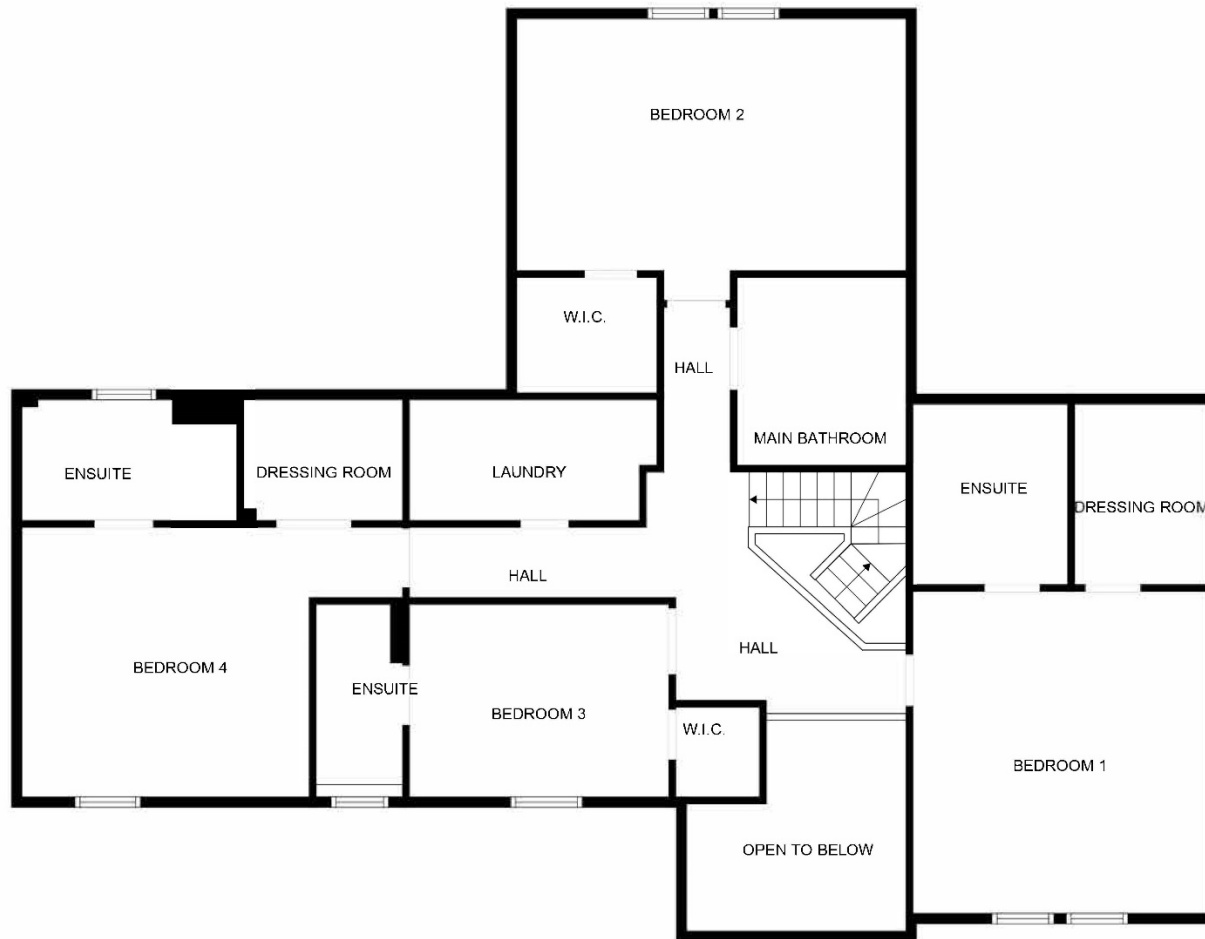








Ground Floor



Upper Floor



Specification

10 year structural warranty (AHCI) & 1 year builder warranty*

General

- Impressive open entrance hall with vaulted ceiling and **feature oak staircase**
- Oak doors
- Very generous storage and cupboard space throughout the property

Kitchen

- Full fitted stylish kitchen units (including cupboard and drawer fittings)
- Island worktop/breakfast bar with 5 place hob, extractor fan, Electrical & USB sockets
- Marble worktops
- Integrated Appliances
 - double oven (x2)
 - 5 place induction hob
 - coffee machine
 - microwave
 - dishwasher
 - Wine Cooler
 - freezer
 - Full height integrated fridge
- Under unit lighting
- Single mixer taps and 1 Stainless steel sink

** Conditions Apply*

Utility Room

- Floor & wall units with space for washing machine & tumble dryer
- Sink with mixer tap
- Large Worktop

Laundry Room (Upstairs)

- Sink & wall units
- Worktop
- Fitted out for washing machine & tumble dryer
- Storage & ironing space

Bathrooms & en-suites (x5)

- White sanitary ware, baths and shower trays
- Silver finish shower enclosures
- Chrome Taps and fittings
- Thermostatic controlled power showers
- Chrome towel warmer/radiators
- Wall tiling
- Vanity units and built-in storage

Decoration

- Internal walls finished in white coloured emulsion
- Ceilings finished in white emulsion
- Oak & Glass internal doors
- Contemporary lever style handles
- White gloss finished skirtings
- Oak with glass balustrade

Storage & Wardrobes

- Dressing/Room Walk-in wardrobes in each bedroom
- 2 x Large storage cupboards on ground floor

Electrical & Safety

- Generous number of power sockets
- Master telephone socket
- Downlights in Bathrooms, Bedrooms, Kitchen, Dining Room & Lounges
- External lighting all around house
- Pendant light fittings
- Electrical supply to garage
- Mains wired smoke detectors
- Heat detectors in kitchen
- Carbon Monoxide monitors

Heating

- Eco-friendly & economical air-source heat pump central heating system
- Underfloor heating on ground floor
- Radiators on upper floor
- Individual thermostatic valve controllers on each radiator

Externals

- uPVC double glazed VEKA windows
- uPVC fascias & bargeboards
- High security Front and Rear Doors
- uPVC French Doors
- Outside cold water tap



Garage

- Lights and power sockets
- Cold water supply
- Stylish and secure electric garage doors

Landscaping

- Monoblock driveway to garage with parking for several cars
- Turf to front lawn
- Seeded rear/side garden
- Slabbed walkway around house and patio at French doors
- 1.8 metre fencing to side & rear plots

Availability

- Plot 1 will be available 1st June 2023 with immediate entry

Further Information

enquiries@clydegrovedev.co

Office 01555 860117
Mobile 07831 343468

www.clydegrovedev.co.uk



Legal offers to (Deposit Required) :

Smail & Ewart. The solicitor dealing with the sale is Ailie Lothian. Contact details are:

Smail and Ewart

68-70 High Street

Lanark

ML11 7ES

T 01555 666111