



RESIDENCE

52 Holm Road, Crossford, ML8 5RG

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## 2 Bedrooms | 1 Public Rooms | 3 Bathrooms



This striking and uniquely designed detached bungalow, situated on Holm Road in Crossford, elegantly cantilevers over the banks of the River Nethan and offers beautifully appointed living spaces finished to an exceptional standard.

The property is one of just three individually designed homes known as “The Chameleons”, named for their distinctive iridescent clad exterior, which has become locally iconic for its stylish and contemporary architectural design.

Internally, this stunning home offers two generously proportioned bedrooms, both bright and airy and finished to an exceptional standard, each benefiting from beautifully appointed en-suite facilities featuring premium sanitary ware and high-quality tiling.

The thoughtful design allows natural light to flow effortlessly throughout the home, while the neutral décor and luxurious tiled flooring enhance the overall sense of quality and modern elegance.

At the heart of the home is a high-specification open-plan kitchen, complemented by hardwood worktops and a range of integrated appliances, along with a spacious separate utility room. This impressive space flows seamlessly into the large open-plan family and lounge area, flooded with natural light, high ceilings and featuring patio doors that open onto a balcony overlooking the river.

Further features include a geothermal ground source heat pump and triple-glazed windows, creating a highly energy-efficient and superbly insulated home with low running costs. Externally, a cantilevered balcony overlooks the River Nethan, while a rooftop terrace with glass and chrome balustrading provides stunning views across the surrounding valley.

Crossford village which is one of the four villages located within the Clyde Valley and located near to the town of Lanark, offering buyers a true village atmosphere and a country lifestyle. The Clyde Valley is renowned for its variety of garden centres and scenic walks.



1560.77 sq ft | EER = C



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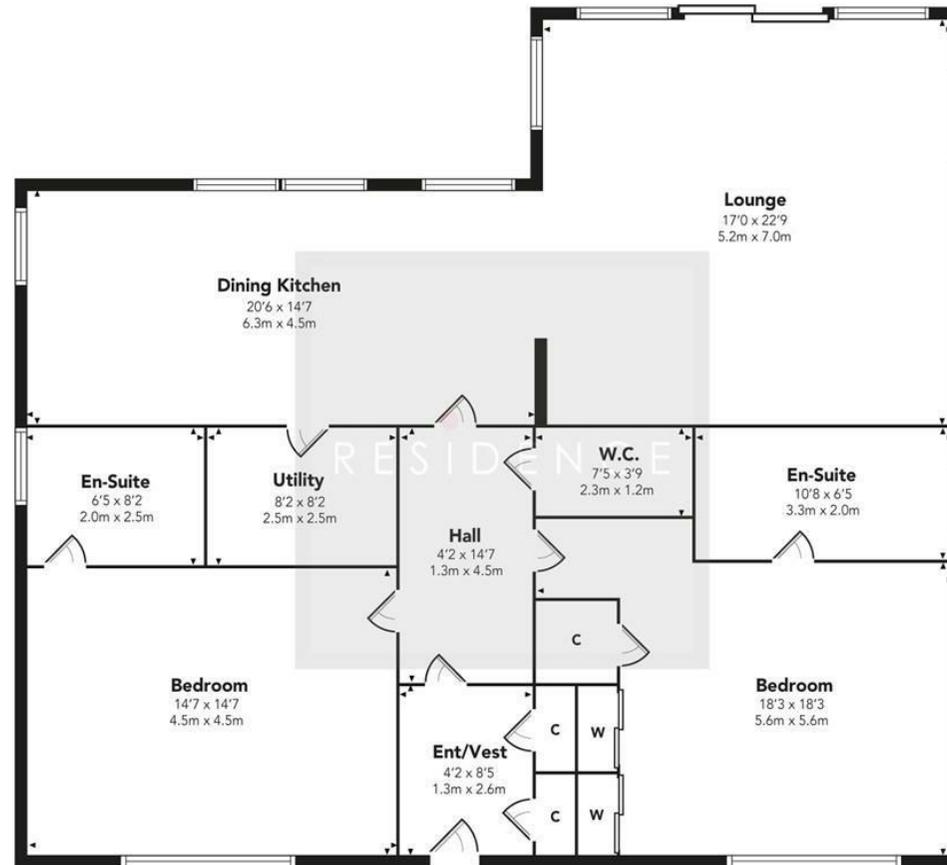




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## Holm Road



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.