



RESIDENCE

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5 Bedrooms | 3 Public Rooms | 4 Bathrooms

Set within an exclusive and tranquil development in the heart of the picturesque Clyde Valley, this exceptional executive detached villa offers an impressive combination of bespoke design, luxurious accommodation and outstanding outdoor entertaining space, all within a highly desirable and private setting.

Thoughtfully extended and beautifully appointed throughout, the home opens into a striking double-height reception hallway with feature central staircase. The ground floor includes a TV/cinema room, elegant main lounge and a stunning bespoke open-plan dining kitchen, creating a superb social and entertaining space with bi-fold doors opening directly onto the rear gardens. A practical boot room, utility room and cloakroom/WC complete the ground floor.

Upstairs are four generously proportioned bedrooms, each benefiting from its own private en-suite. The impressive principal bedroom features a luxurious en-suite bathroom together with direct access to a private balcony overlooking the grounds.

Externally, the property is equally impressive. Substantial landscaped gardens feature split-face stone and crisp white rendered retaining walls, specimen planting, shrubs and fruit trees. An elevated artificial lawn provides a fantastic entertaining area, complete with purpose-built bar and a cleverly designed hot tub area beneath a pergola, tv, creating a superb private space for relaxing and entertaining.

A monobloc driveway provides extensive parking and leads to a substantial detached triple garage. Above is an excellent self-contained one-bedroom apartment, comprising reception area, open-plan kitchen/lounge with log burner, bedroom and bathroom, ideal for guests, extended family or independent living.

Further features include a double garage, underfloor heating, quality double glazing, CCTV security system and EV charging points.

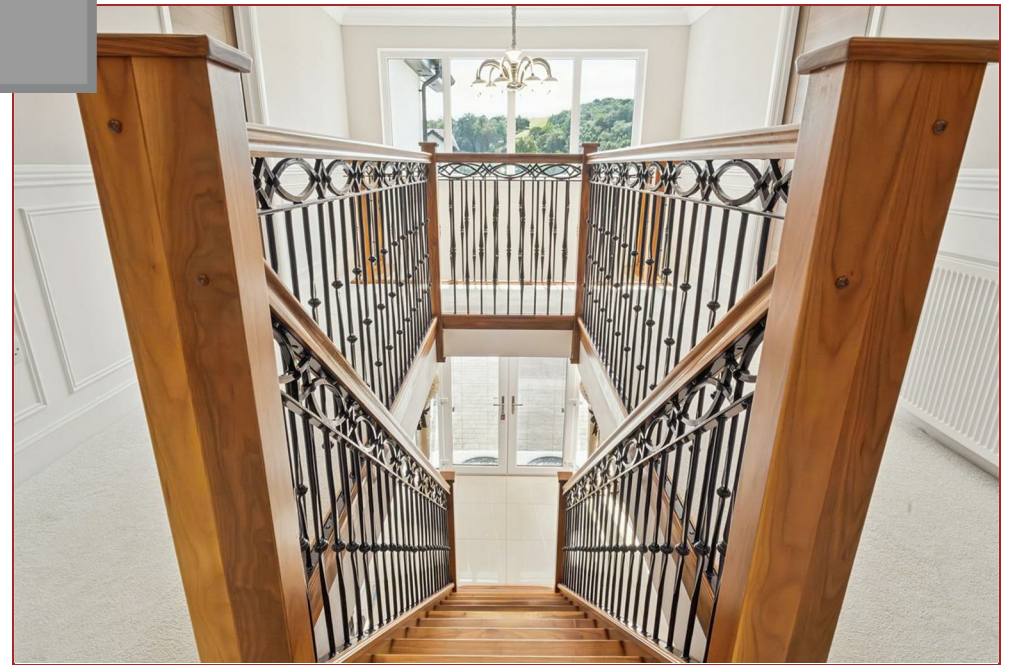
A truly distinctive home where exceptional accommodation, privacy and lifestyle combine in one of the Clyde Valley's most attractive settings.



3390.63 sq ft | EER = B



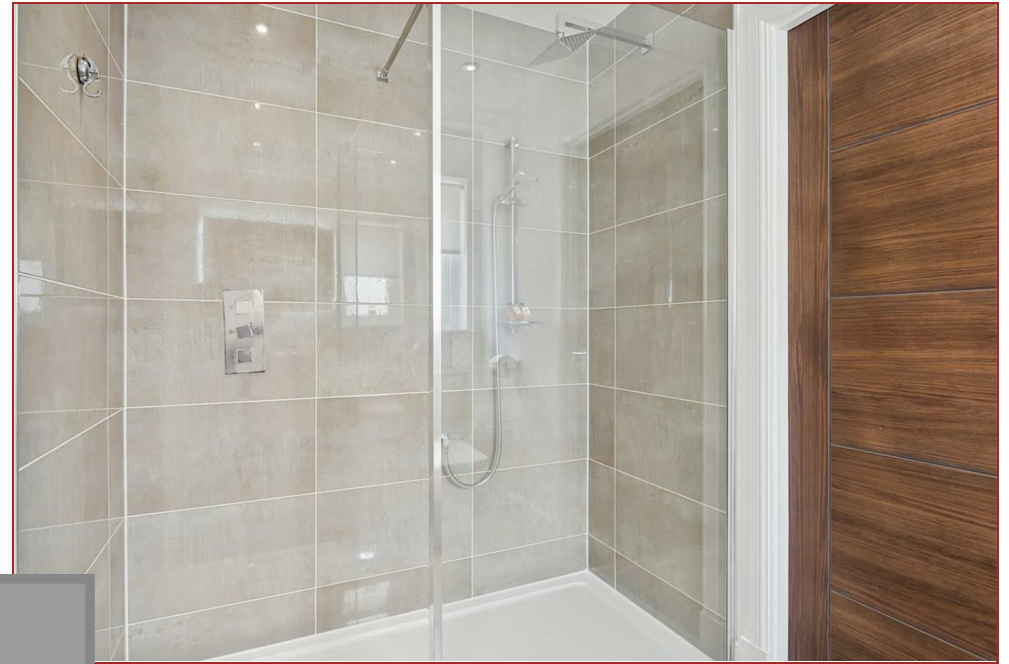
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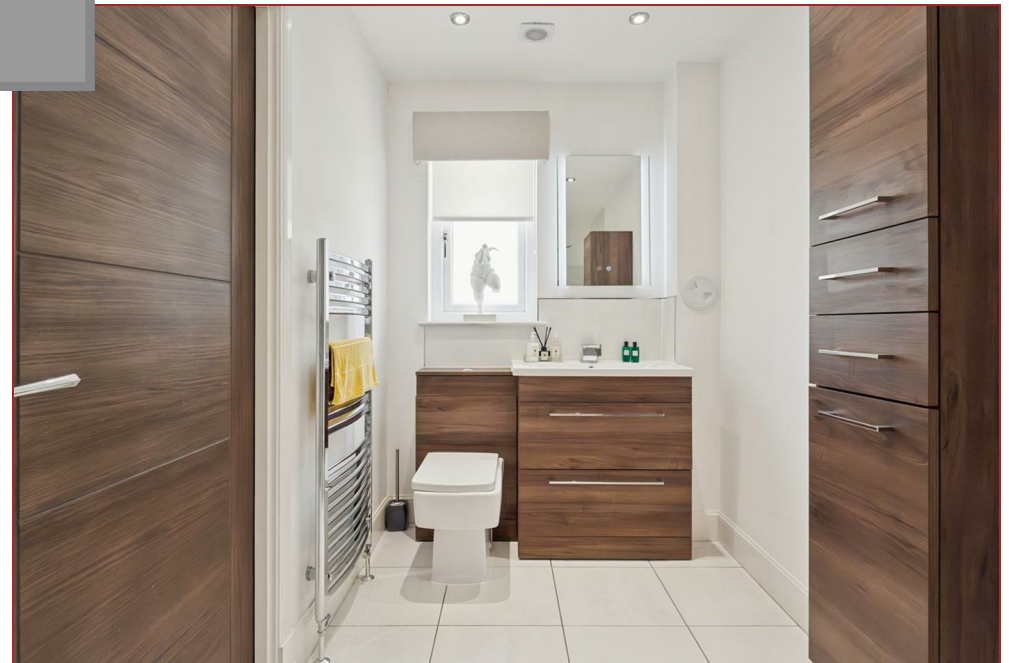


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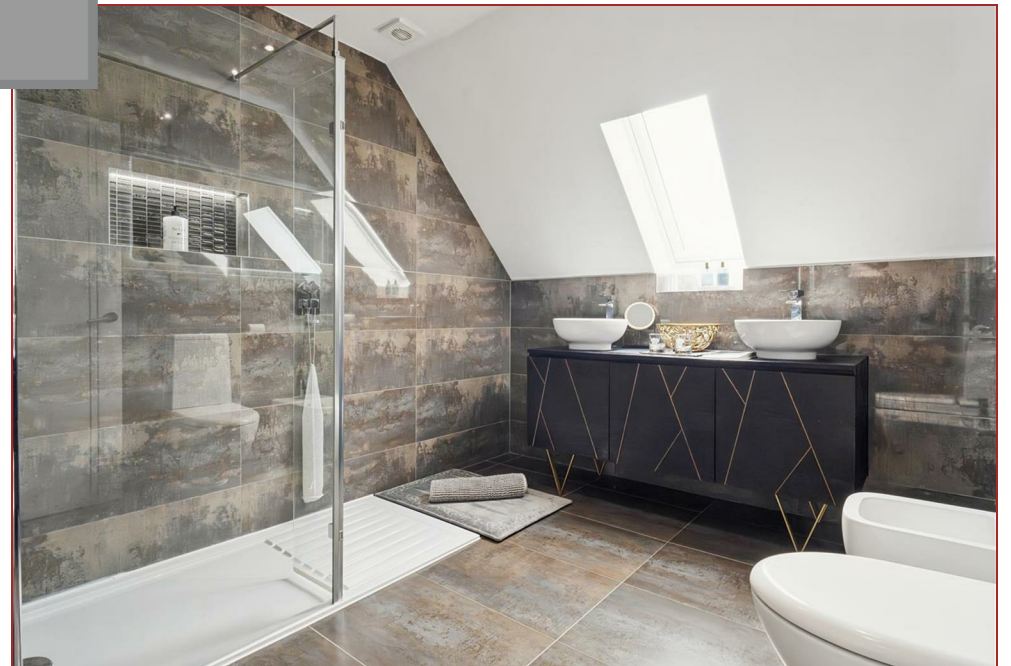
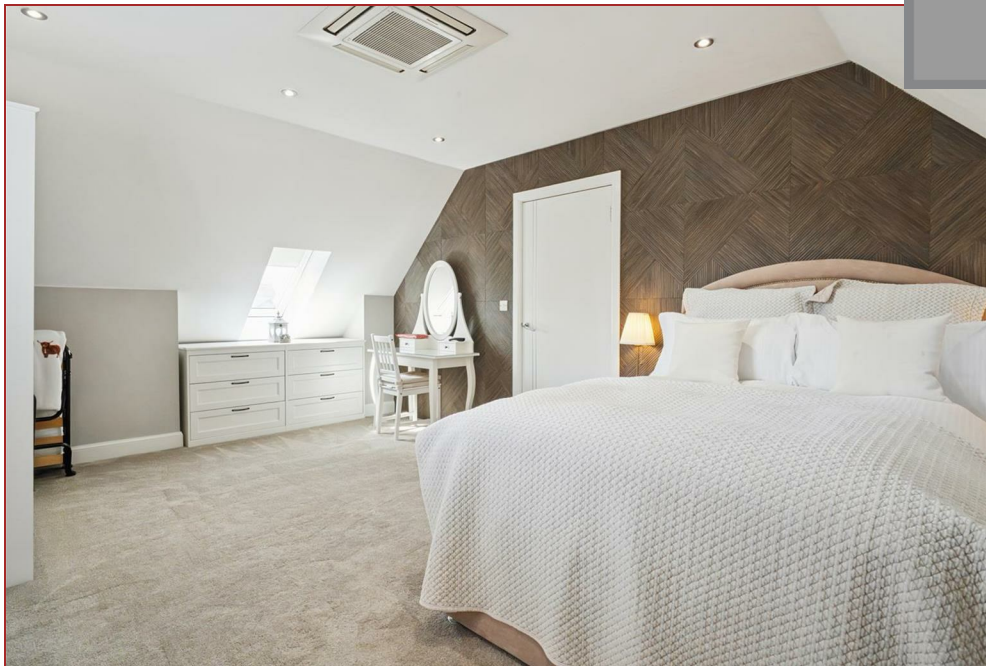


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All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

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.