

RESIDENCE

1 Waterfall Meadows, Cleghorn, ML11 7TF

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Viewing by appointment with Residence Hamilton

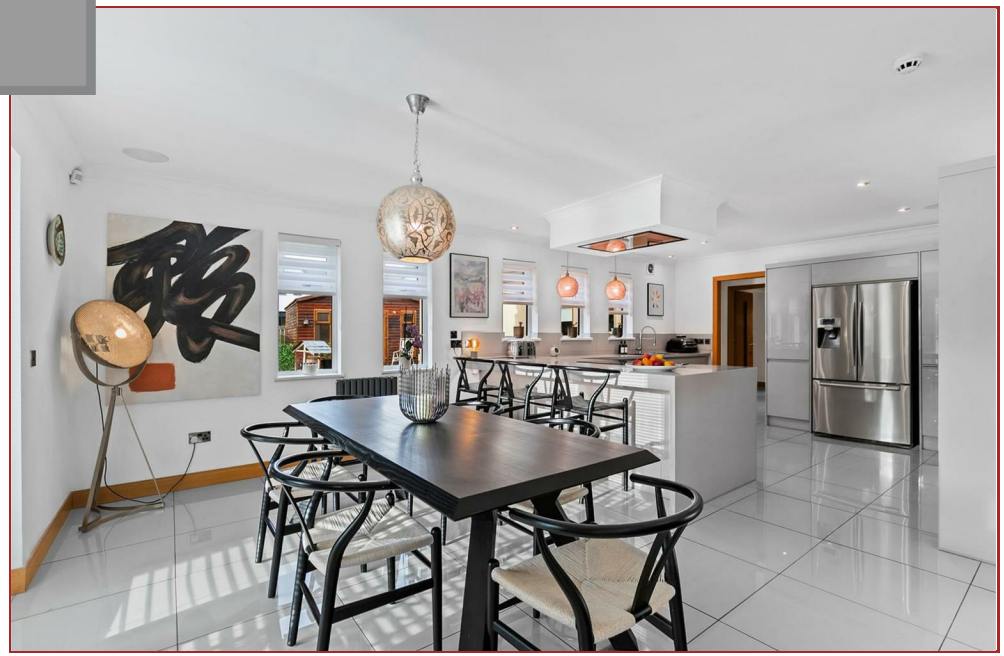
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5 Bedrooms | 5 Public Rooms | 5 Bathrooms

1 Waterfall Meadows is an outstanding and beautifully designed contemporary family villa, occupying a prominent position behind elegant electric gates and set amidst approximately 1 acre of expansive, private gardens.

This magnificent five-bedroom residence extends to approximately 6,684 square feet and offers an exceptional arrangement of luxurious, high-specification living accommodation, with a quality of design and finish that can only be fully appreciated upon internal inspection.

Exuding the ultimate "Wow" factor, the accommodation comprises a welcoming reception hallway, cloakroom/WC, impressive bay-windowed lounge, formal dining room, sitting room, bar/games area, stunning open-plan contemporary kitchen and family room, walk-in pantry, utility room, study/home office, boot room and shower room. A magnificent upper landing provides access to five generously proportioned bedrooms, including a luxurious principal suite with dressing room, closet and en-suite bathroom. Two further bedrooms benefit from en-suite facilities and closets, whilst a beautifully appointed family bathroom completes the accommodation.

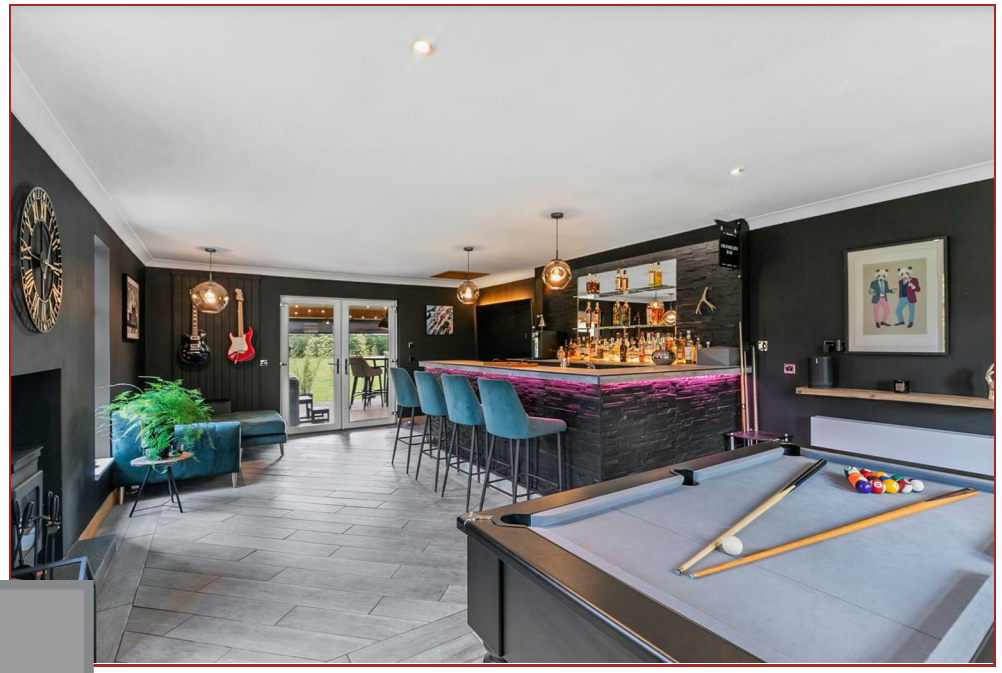
Notable features include LPG central heating, partial underfloor heating, high-quality double glazing, security alarm system, CCTV surveillance and an integrated Sonos sound system throughout.

Externally, the property is equally impressive, with an electric gated entrance opening onto an extensive monobloc driveway, integral triple garage and beautifully maintained, substantial gardens. A particular highlight is the sheltered and heated outdoor entertaining area, ideal for year-round enjoyment.

The accompanying floor plan illustrates the exceptional scale and versatility of this remarkable home. However, internal and external viewing is strongly recommended to appreciate the outstanding proportions, luxurious specification and attention to detail throughout.

6884.00 sq ft | EER = B





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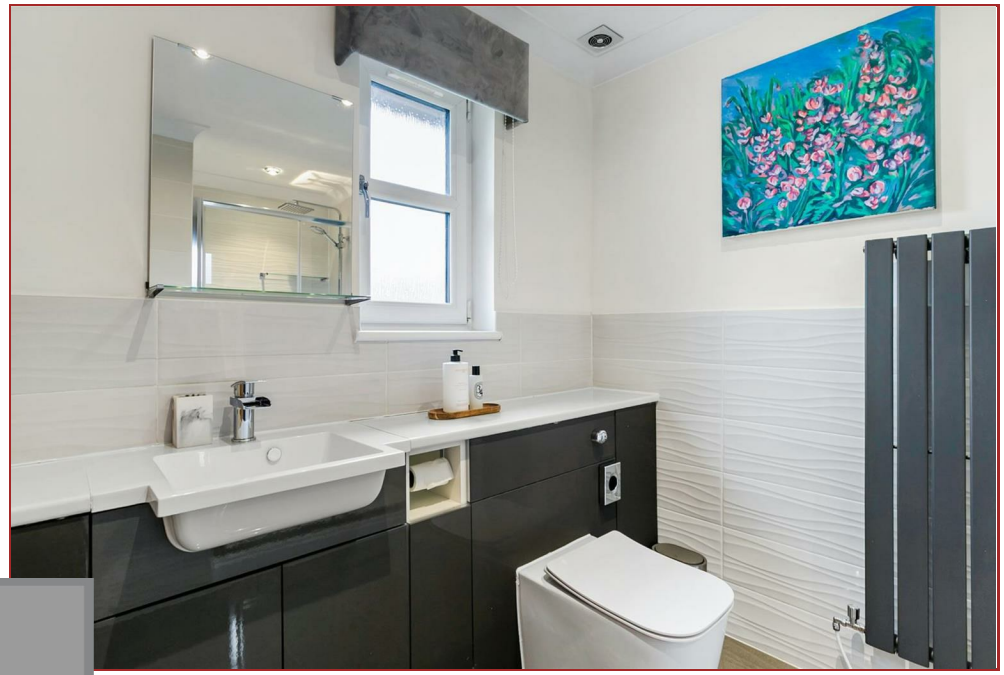


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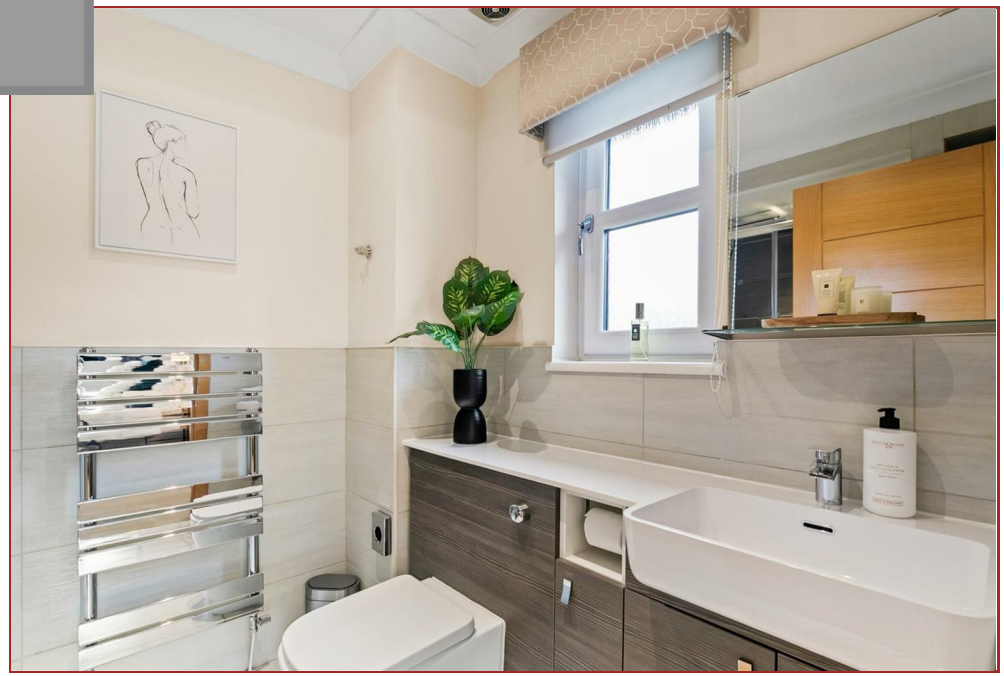






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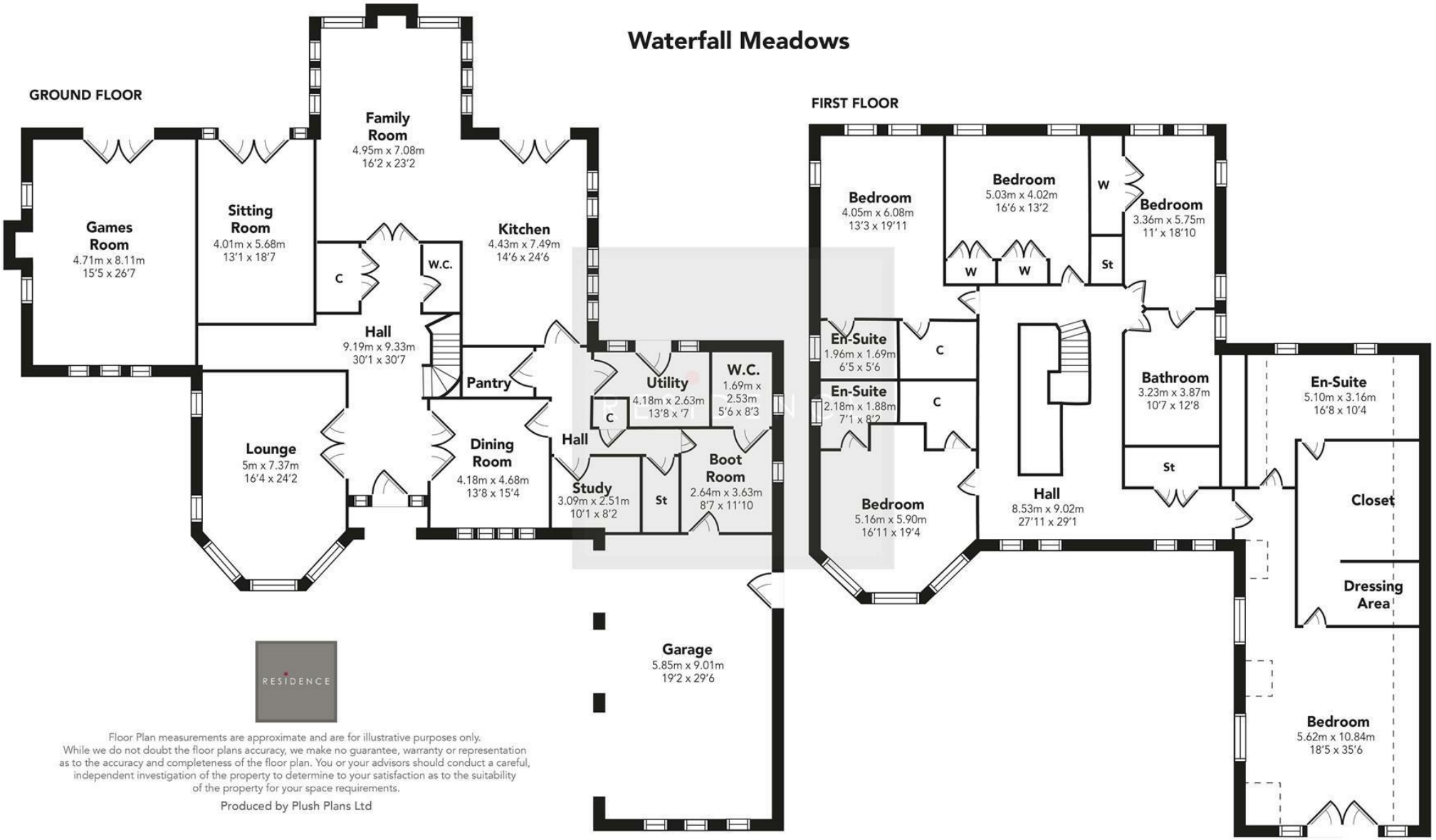


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Waterfall Meadows



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.