





**\*Gorgeous 5 Detached Villa!\***

Niall McCabe & RE/MAX Property are delighted to present to the market this stunning 5-bedroom detached villa, nestled within an exclusive development in Douglas Water. Offering a beautifully finished interior and complemented by private, well-maintained gardens, this home provides a perfect blend of luxury and comfort in a sought-after location.

Douglas Water, located in South Lanarkshire, is a picturesque village set amidst the scenic beauty of the Scottish countryside. Known for its tranquil surroundings and rich history, the village offers a peaceful rural lifestyle while still being well-connected to nearby towns such as Lanark and Carluke. With rolling hills, open green spaces, and a close-knit community, Douglas Water provides an ideal setting for those seeking a quiet retreat. The area also boasts access to outdoor activities such as walking, cycling, and nature trails, making it perfect for lovers of the outdoors. Additionally, it offers easy road links to the M74, ensuring convenient travel to Glasgow and beyond.

Freehold

Council tax band E

Factor Fees – None

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

### Lounge

16' 11" x 14' 5" (5.16m x 4.40m)

The rear-facing lounge exudes charm, featuring a gorgeous, tiled feature wall, sleek laminate flooring, and a striking wood-burning stove that creates a cozy yet stylish atmosphere.

### Kitchen

19' 1" x 10' 6" (5.81m x 3.20m)

This stunning chef's kitchen offers abundant workspace, a sleek tiled splashback, integrated appliances, and room for a dining table, creating the perfect blend of style and functionality.

### Snug/Bedroom

11' 8" x 11' 3" (3.55m x 3.43m)

This versatile extra room serves as a perfect bedroom, dining space, or home office—ideal for limited-access living or older children, showcasing the home's flexible layout.

### Wet Room

11' 8" x 6' 2" (3.55m x 1.89m)

Stylish wet-room with lovely wall design, showering section, wash hand basin & W.C – there is also a glazed side window.

### Bedroom 1

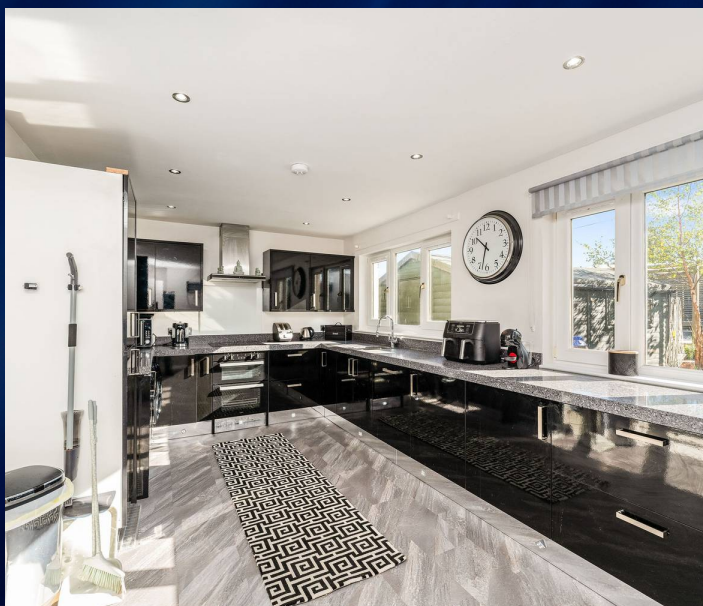
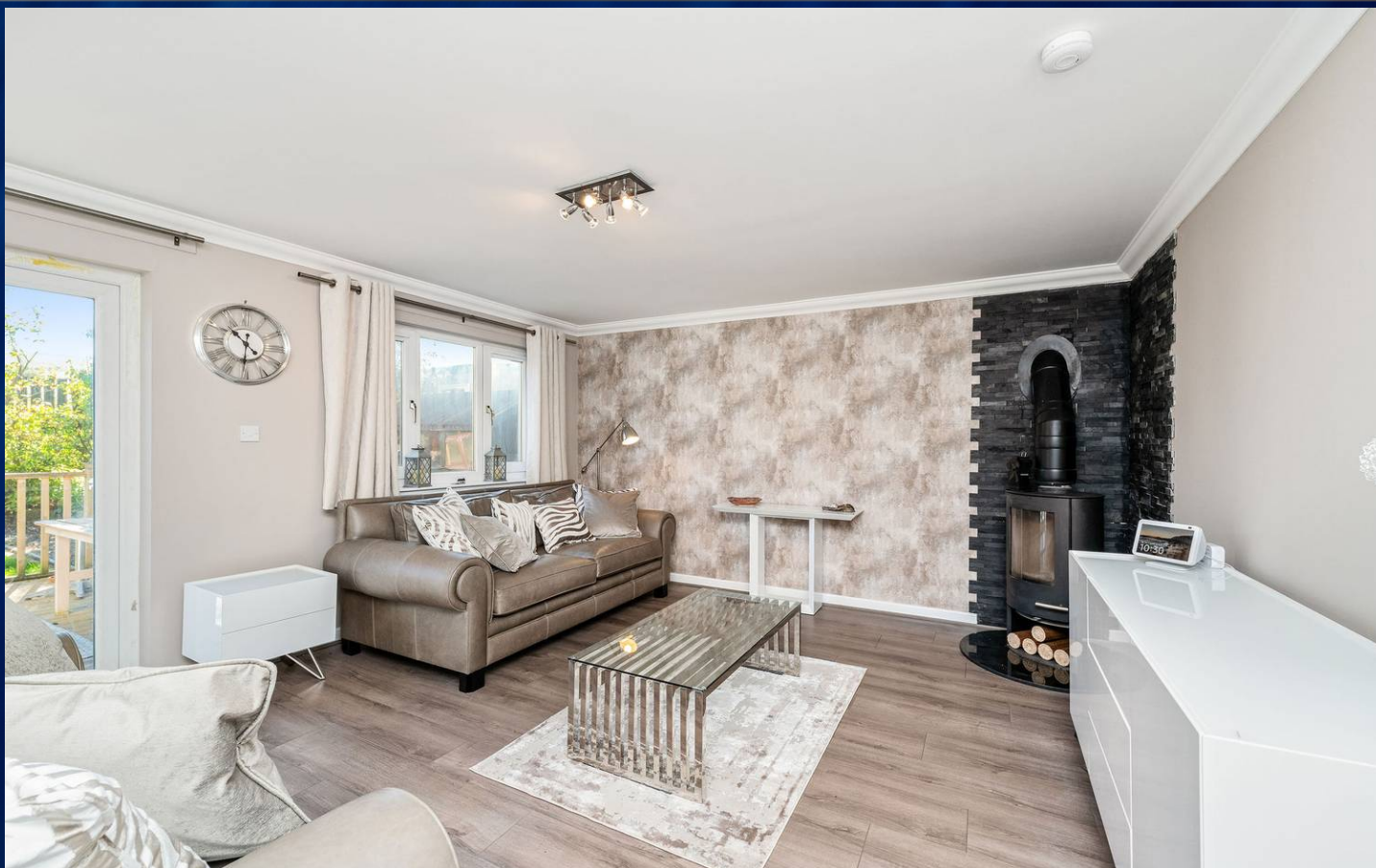
16' 7" x 10' 11" (5.05m x 3.33m)

The stunning master bedroom boasts breathtaking views over rolling countryside, complemented by fitted storage and beautiful flooring, offering a serene and stylish retreat.

### En-Suite

7' 2" x 5' 7" (2.19m x 1.69m)

A lovely en-suite shower room which enjoys a swish, crisp suite. There is a large shower enclosure, wash hand basin & W.C – alongside modern tile design.



**Bedroom 2**

13' 4" x 10' 2" (4.07m x 3.09m)

The second bedroom impresses with its swish décor and lovely floor coverings, creating a stylish and inviting space.

**Bedroom 3**

12' 8" x 11' 9" (3.87m x 3.57m)

A further double room finished to an exacting standard with central lighting, ample power points and space for various furniture formations.

**Bedroom 4**

12' 0" x 10' 2" (3.66m x 3.11m)

A stunning room with breathtaking views, modern finishes and could be used flexibly for the purchaser.

**Bedroom 5**

7' 9" x 6' 8" (2.37m x 2.03m)

A fantastic room could be used depending on the buyer as a home office/dressing room or extra bedroom – it pleasantly looks over the well-manicured gardens.

**Family Bathroom**

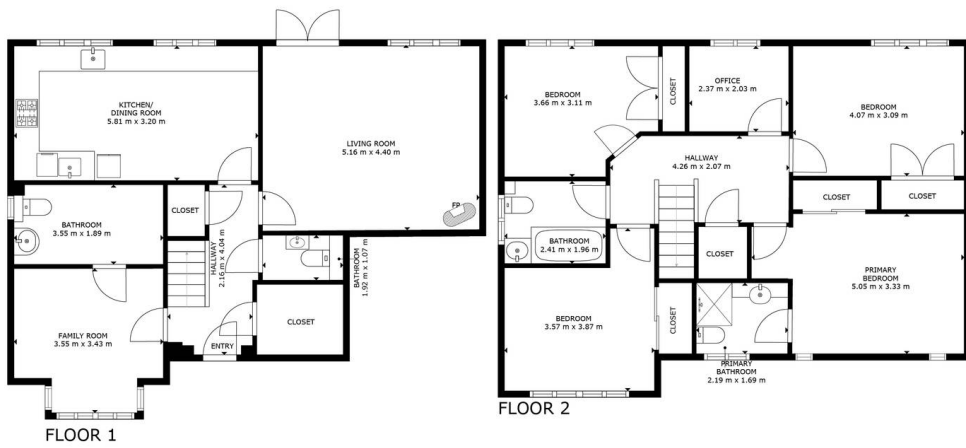
7' 11" x 6' 5" (2.41m x 1.96m)

This designer 3-piece bathroom features a large freestanding bathtub, sleek wash hand basin, and W.C., with fully tiled walls and floors that elevate the room's sophistication.

**Exterior**

The lovely front and rear gardens offer serene outdoor spaces. The peaceful, private rear garden features lawns, planting, patios, and flexible outbuildings. The fully enclosed front garden provides ample off-street parking, garage access, and easy entry to the rear.





GROSS INTERNAL AREA  
 FLOOR 1: 75 m<sup>2</sup>; FLOOR 2: 83 m<sup>2</sup>  
 TOTAL: 158 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	100	100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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