RESIDENCE

Plot 27 Brocketsbrae Road, Lesmahagow, ML11 9PT

www.residenceestateagents.co.uk

3 Bedrooms | 1 Public Rooms | 2 Bathrooms

LBTT PAID AND FLOORING PACKAGE INCLUDED

Set amidst a semi-rural backdrop on the periphery of Lesmahagow, we present the second phase of the latest boutique development by Modern Housing.

There are five house styles to choose from in this offering, ranging from a striking contemporary villa to stunning bungalows of varying size and design, offering something to suit a variety of buyers. Each home will boast stunning detached kitchens by Palazzo and bathrooms by Porcelanosa, whilst also benefiting from air source heating, solar panels and battery storage. This combination of renewable technology is designed to provide an energy-efficient and more environmentally conscious way of heating and powering your home, helping to reduce reliance on the grid and potentially lower household running costs.

With bungalow prices from £310,000, we are inviting expressions of interest in the second phase of this latest development by Modern Housing.

The central location of the site allows quick and easy access to the motorway network and the major cities.

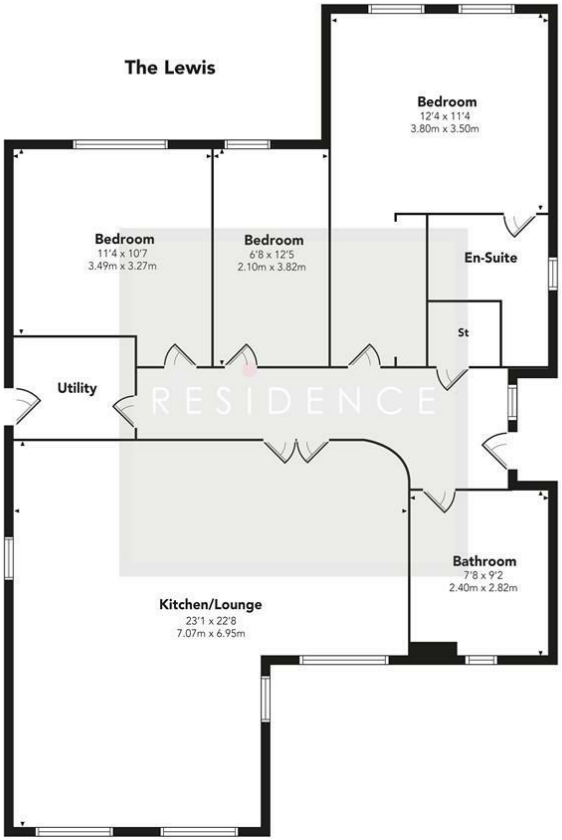
Lesmahagow provides everyday shopping facilities, including a Tesco store, together with good schooling. Nearby is the Clyde Valley, renowned for its variety of garden centres and scenic walks. The surrounding area offers a wide variety of parks, sports facilities and several pubs and restaurants.

The surrounding towns of Lanark and Hamilton offer a wide range of shopping facilities, including retail parks, as well as regular public transport by bus or train to Glasgow, Edinburgh and the surrounding towns. For those commuting by car, the road network links with the M74 motorway both north and southbound, and onwards to the M8 motorway linking Glasgow and Edinburgh. Glasgow Airport is also easily accessible, with the recently opened extension to the M74.

1162.00 sq ft | EER =

Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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.