



AB Properties



8 Ellridgehill

Elsrickle, Biggar, ML12 6BP

Prices from £235,000



## 8 Ellridgehill

Elsrickle, Biggar, ML12 6BP

Ellridgehill is a small private cul-de-sac in the heart of Rural Elsrickle. Eventually there will be around twenty homes and to-date, half of these have been built.

The immediate neighbour to the south-west is the primary school, which was constructed in 2019. The north-west boundary of the site which is bounded by agricultural ground, is a buffer zone and is to be planted with native trees to provide a secluded woodland walk for the benefit of the residents of Ellridgehill.

All the houses have a similar character, whilst each house maintains an individual twist. The use of materials throughout has been carefully chosen, and the peripheral landscaping which is ongoing, is innovative and interesting.

Elsrickle itself is very rural, however all the houses do benefit from Fibre to the Premises. Each house is supported by the limited use of solar panels, and the high-performance structures are heated using air-source heat-pumps. Whole house underfloor heating augments this arrangement and for comfort, the houses have whole house heat-vent recovery.

Nos. 8 & 9, Ellridgehill

A pair of two storey semi-detached houses to be built towards the end of this secluded cul-de-sac, giving safety and security away from the public road.

Each house offers a spacious kitchen/family room leading by way of pocket doors from a large living room which boasts floor-to-ceiling glazing. French doors lead to the garden area from the family room. Entering the house into a hall, there is a ground floor shower-room with easy access to the stair and the upper floor, which has two bedrooms and a bathroom. The main-bedroom features the signature cathedral-bay window which will catch the sun during the day.

Both houses have utility rooms and there is a canopy over the front entrance for shelter. There is off-street parking to the front along with a small soft-landscaped area and to the rear there are secure, fully fenced, terraced gardens with direct access to the woodland link path.







### Energy Efficiency Graph

### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
Tel: 01555 660077 Email: [admin@ab-properties.co.uk](mailto:admin@ab-properties.co.uk) [ab-properties.co.uk](http://ab-properties.co.uk)