



RESIDENCE

Tinto View Tinto View, Heads Farm, Glassford, ML10 6TU

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms

A superb sized 4 bedroom modern detached villa, built by a locally renowned established builder.

December 2025 date of entry; a brand new home for Christmas!

Located on the outskirts of Glassford Village, this newly built substantial family villa has been thoughtfully designed with large bright rooms, utilising natural light and will be exceptionally well finished with modern technologies, making it a highly efficient and well insulated home. Features will include air source heating with smart controls, under floor heating to the ground floor level, modern luxury kitchen and stylish bathrooms, anthracite windows and bifold Aluminium doors to the rear gardens.

The layout is designed to offer sociable open plan living space with easy access to the gardens whilst enjoying the great views. Comprises entrance hall, cloakroom wc, study, large lounge which is open plan to a kitchen and dining area, separate utility room, a master bedroom with dressing room and en-suite, three further bedrooms and a family bathroom. Integral to the house is a large garage.

There will be a large garden which will have turf to the front and a chipped driveway whilst the rear will have topsoil ready for landscaping.

Heads Farm is a small enclave of luxury villas, located on the periphery of Glassford. The village itself has a local pub and restaurant, a shop, church and a primary school whilst nearby Strathaven offers excellent shopping facilities and sports facilities including bowling clubs, golf courses, public parks and country walks. Strathaven has a typical village community, a wide variety of shops within the village centre including restaurants, pubs, cafes and a large Sainsbury's. The area is highly regarded for its school catchment. For those commuting, there are excellent road links to the surrounding towns which include East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway to Glasgow and Edinburgh.



2701.00 sq ft | EER =

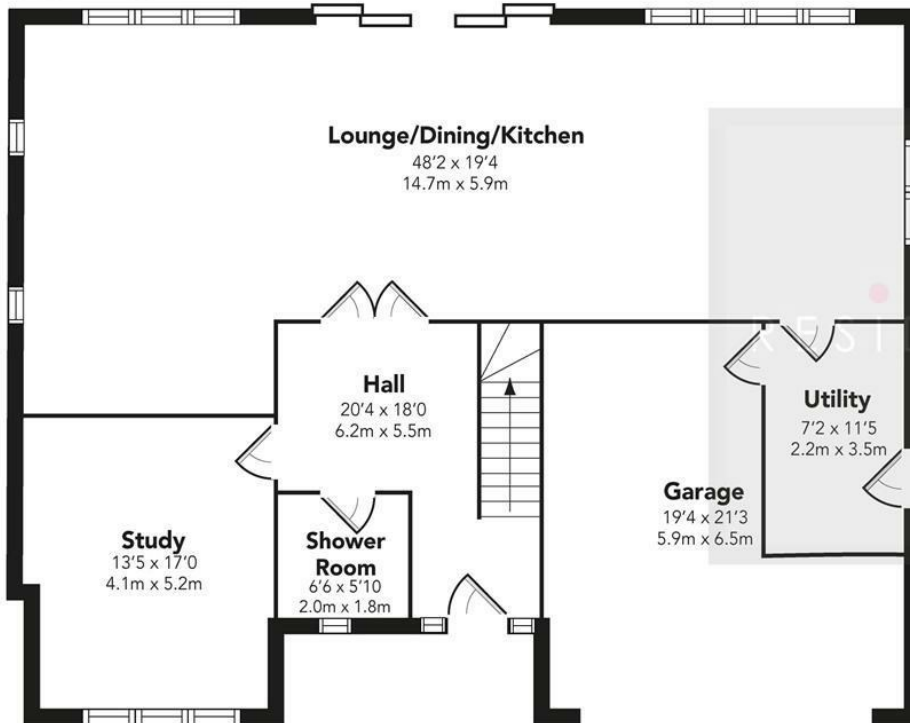


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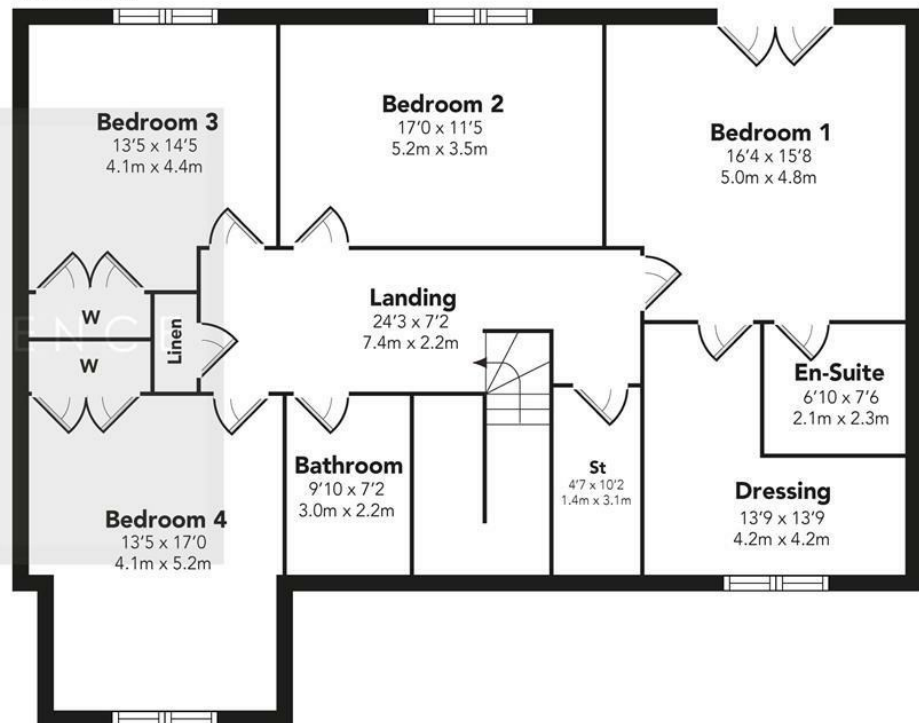


Heads Farm

GROUND FLOOR



FIRST FLOOR



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.