



RESIDENCE

40 Brocketsbrae Road, Lesmahagow, ML11 9PT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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



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4 Bedrooms | 2 Public Rooms | 3 Bathrooms

A truly exceptional, bespoke four-bedroom detached bungalow, beautifully positioned amidst a semi-rural backdrop on the periphery of Lesmahagow. Finished to an outstanding standard throughout, this impressive home combines contemporary styling, generous proportions and thoughtfully designed living spaces.

Upon entering, you are welcomed by a large and impressive entrance hallway providing access to all areas of the home and immediately setting the tone for the quality and space on offer.

To the front is the stunning principal bedroom, featuring a walk-in wardrobe and beautifully appointed en-suite shower room. A further front-facing bedroom is currently utilised as a home office, providing an ideal space for those working from home, with high-speed fibre broadband available.

At the heart of the property lies the spectacular open-plan kitchen, dining and family area. Designed with modern living and entertaining in mind, this impressive space features a striking Palazzo show-home-style kitchen, generous dining and family areas, plus access to a separate utility room with side door to the exterior.

The accommodation continues with two further bedrooms, one currently used as a home gym, while the other is a generous double bedroom with its own stylish en-suite shower room. A stunning family bathroom, featuring an elegant freestanding bath, completes the accommodation.

Underfloor heating and air conditioning provide year-round comfort, while solar panels offer an energy-efficient addition.

Externally, a private monoblock driveway provides ample off-road parking, while the substantial, fully enclosed rear garden has been designed for easy maintenance, featuring artificial grass and attractive paved patio areas, creating an excellent setting for outdoor dining and entertaining.



1560.77 sq ft | EER = B



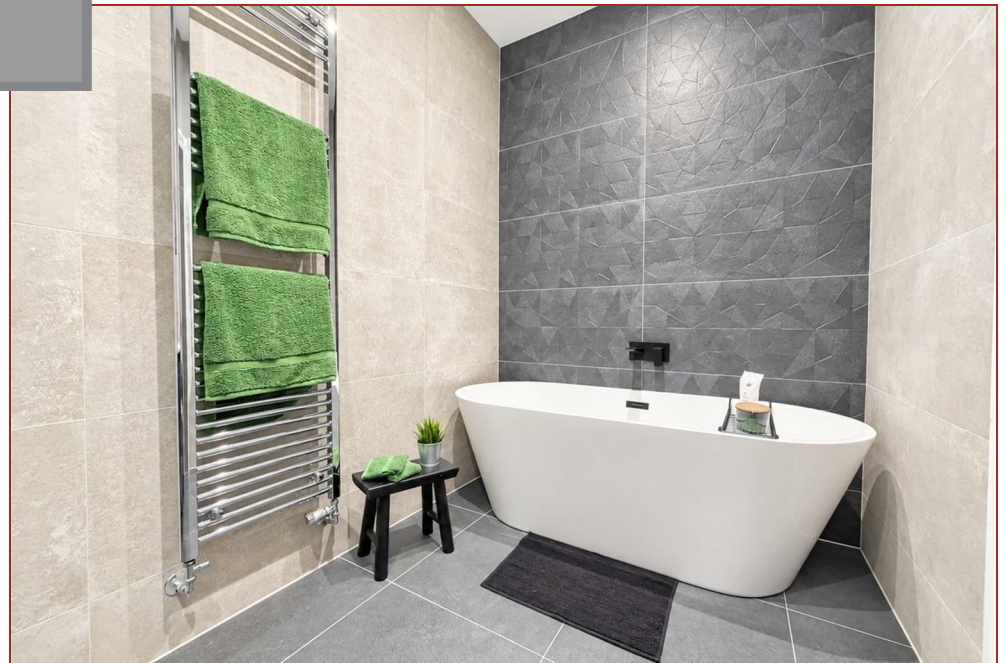
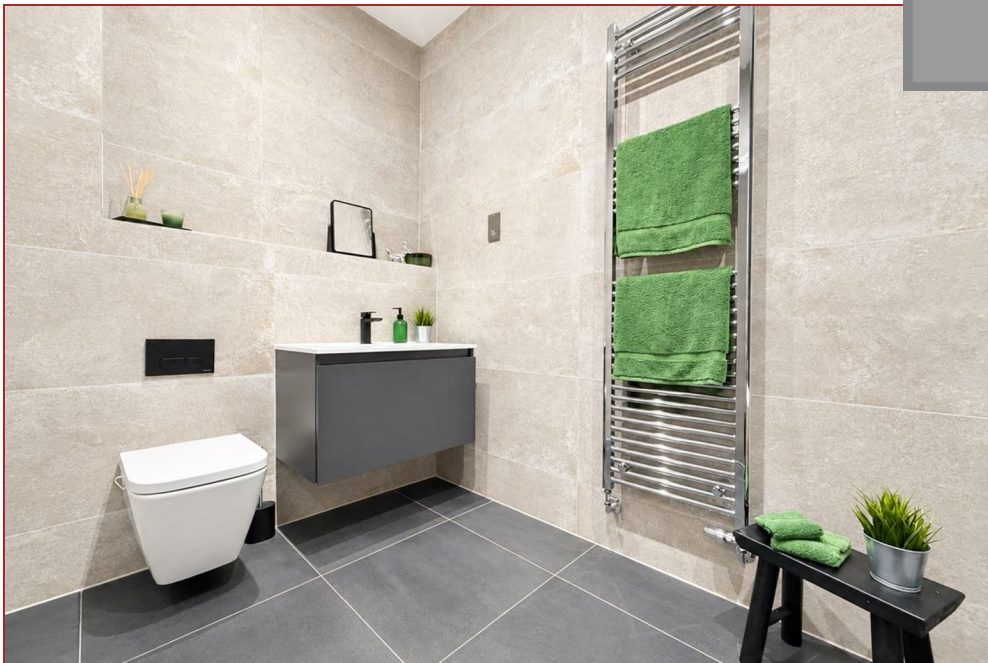
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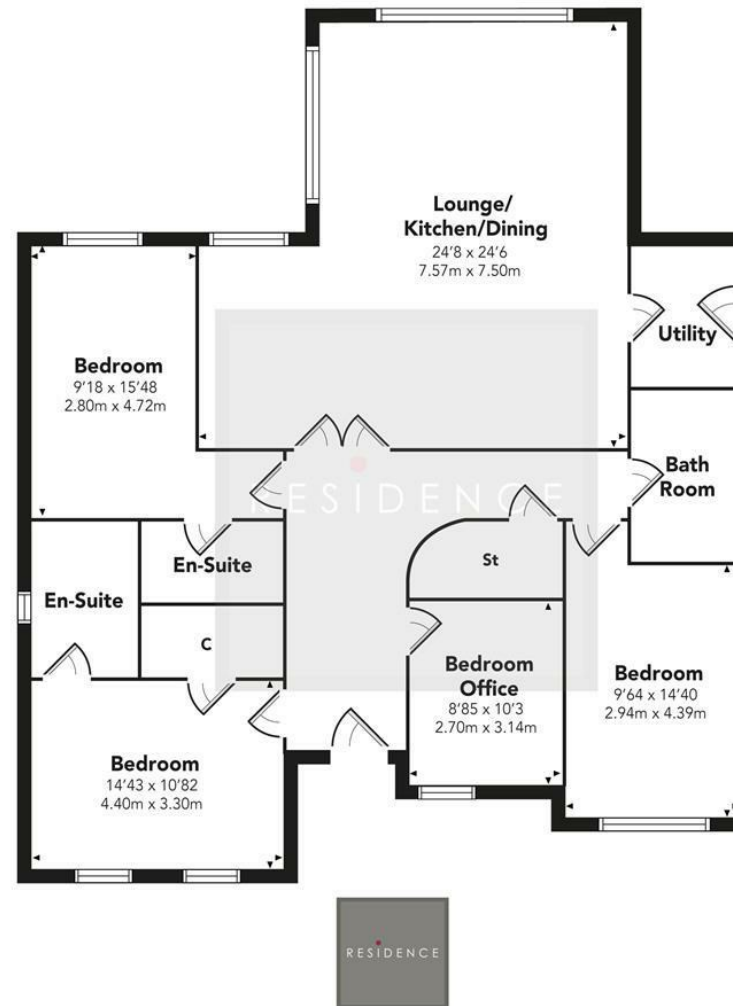
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Brocketsbrae Road



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.