



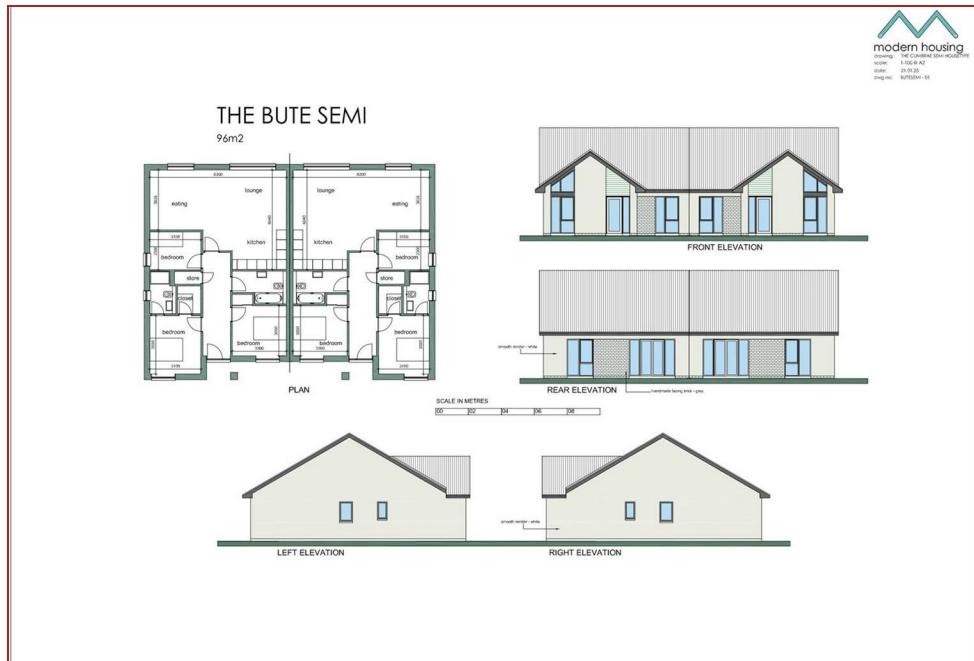
RESIDENCE

Plot 20 Brocketsbrae Road, Lesmahagow, ML11 9PT

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



3 Bedrooms | 1 Public Rooms | 2 Bathrooms



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

There are four house styles to choose from in this initial offering from a striking contemporary villa to stunning bungalows of varying size and design to suit all sectors of the market. Each home shall boast stunning detached kitchens by Palazzo with bathrooms by Porcelanosa whilst each home shall also have air source heating.

With bungalow prices from £250,000 we are inviting expressions of interest on 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 and good schooling. Nearby is the Clyde Valley which is 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, 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 to the M8 motorway linking Glasgow and Edinburgh. Glasgow airport is easily accessible with the recently opened extension to the M74.

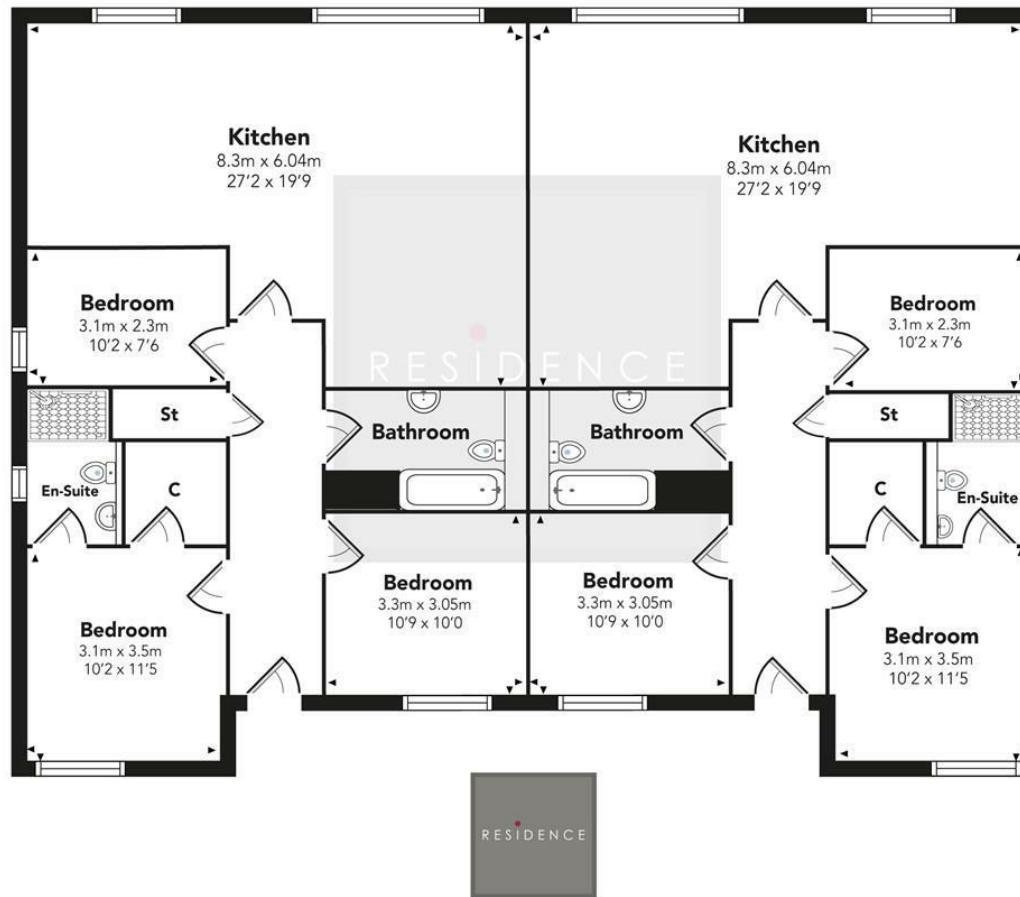
1184.00 sq ft | EER =



Viewing by appointment with Residence Hamilton

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

## The Bute Semi



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.