



RESIDENCE

Plot 15 Brocketsbrae Road, Lesmahagow, ML11

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Viewing by appointment with Residence Hamilton

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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.

4 Bedrooms | 1 Public Rooms | 3 Bathrooms

sq ft | EER =

The Walnut is an impressive four bedroom detached family home offering approximately 170 sq m of thoughtfully designed accommodation arranged over two floors. Created by Modern Housing, this contemporary home forms part of an exclusive new development where quality, energy efficiency and modern living are at the forefront.

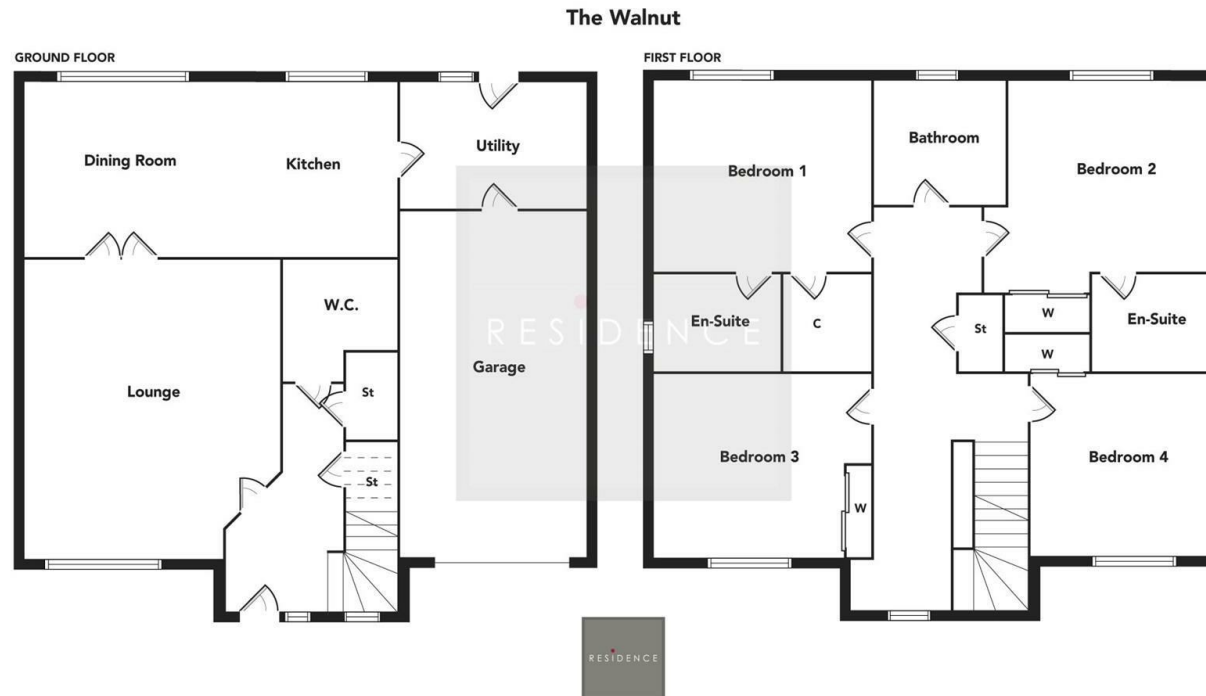
The ground floor is designed with family life in mind, comprising a welcoming entrance hall with storage, a spacious lounge and a bright open-plan kitchen and dining area to the rear, ideal for both everyday living and entertaining. The stunning detached kitchen by Palazzo combines sleek design with practical functionality and is complemented by a separate utility room with access to the integral garage. A ground floor cloakroom completes the layout.

To the first floor are four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from dedicated storage, while the remaining bedrooms are served by beautifully appointed bathrooms by Porcelanosa, finished to a high contemporary standard. The layout offers excellent flexibility for growing families, home working or guest accommodation.

Externally, the property features clean architectural lines, attractive modern elevations and private parking alongside the integral garage, providing both kerb appeal and practicality. Air source heating is installed throughout, reflecting Modern Housing's commitment to sustainable and energy-efficient homes.

This initial offering presents four house styles to choose from, ranging from a striking contemporary villa to stunning bungalows of varying size and design, ensuring suitability for all sectors of the market. Each home benefits from high-specification kitchens by Palazzo, luxury Porcelanosa bathrooms and carefully considered layouts.

With bungalow prices from £, expressions of interest are now being invited for the second phase of this highly anticipated development by Modern Housing.



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.

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