

ELEVEN83

LANARK



A Lesson in Luxury

83



A select development of only 16 luxury three, four & five bedroom detached villas at Albany Drive.

Interior images shown are indicative for illustration purposes only and do not accurately represent the properties, please contact your sales negotiator for details of actual fixtures and fittings.



Make Moments
to Remember...

ELEVEN83
LANARK

The Story Continues...

Here on the site of the old Lanark Grammar School a new story is emerging, with the creation of 16 unique and contemporary detached villas. Brought to you by Rosewood Homes, these luxurious new three, four and five bedroom homes will provide all the comfort and convenience of modern life. This boutique development offers a superior lifestyle for Lanark. Your new home blends high-quality design and amenity in a sought after location setting, with community wellbeing at its heart. A five minute walk from Lanark's vibrant town centre, the avenues surrounding ELEVEN83 are peaceful. Everything you need is a short walk away.

Everyday convenience is the order of the day at ELEVEN83. You can forget the school run, Lanark Grammar School is right on your door step while everyday shopping is a five minute walk or two minute drive away. You are spoiled with the charm of the vibrant high street lively with independent shops. Here at ELEVEN83 you can enjoy more moments with your family and make time for the things that really matter. With its exclusive setting and the serene surrounding countryside, this development offers you a rare opportunity to start a new life in a sensational and sought-after location. Designed with quiet confidence to sit perfectly in the surrounding neighbourhood, Rosewood Homes have created houses of elegant yet contemporary appeal.

School Days are the Best Days...

You know what they say, school days are the best days of your life. That's what we want to give you now - the best. Your new home sits on the site of the former Lanark Grammar School. Founded in 1183 it has a long and proud history being one of the oldest schools in Scotland. Over the years it has been housed in many buildings, with the most impressive being the Albany Drive building which was opened in 1914. It was used for over 95 years until its closure in 2009. To reflect the deep affection that many local people hold for the original building we decided to name the development ELEVEN83 to commemorate it. We take pride in connecting people with place.

The Next Chapter...

Here at Rosewood Homes we are passionate about developing innovative and high quality new build homes at affordable prices. Each of our designs is as unique as our home buyers. Our homes are created to reflect distinct character, incorporating quality craftsmanship and innovation, while fitting into surrounding environments. As a developer, we pride ourselves in being aware of local sensitivity and understanding what is important to our home buyers. We care about relationships and provide continued support from the day you express interest to long after you have moved in. Our commitment is to ensure that the transition into your new home is as stress-free and enjoyable as possible. With over 40 years of experience and expertise we're proud to be a business that allows us to create special spaces to call home. That's why you can enjoy total peace of mind when you move into ELEVEN83.



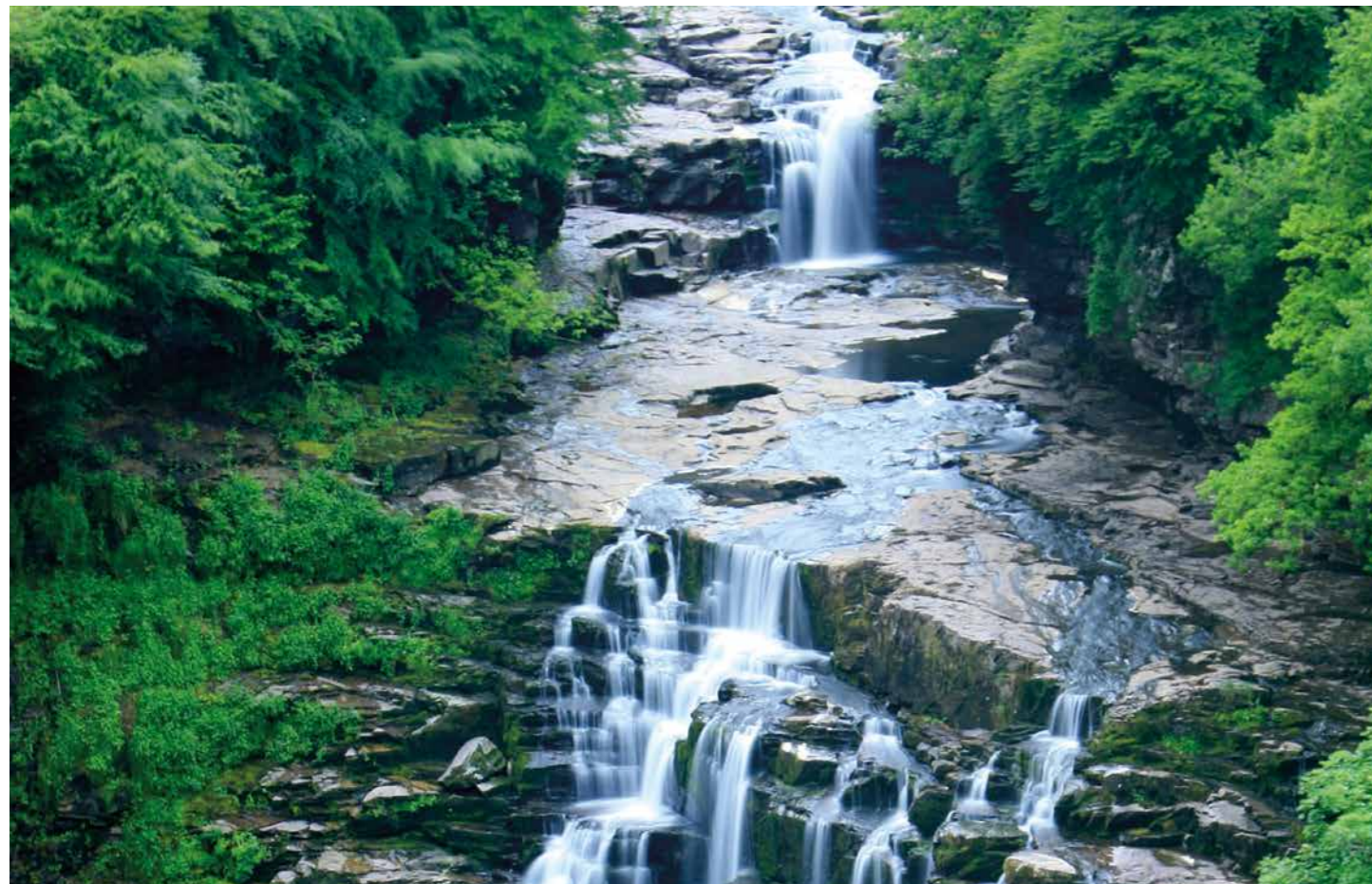
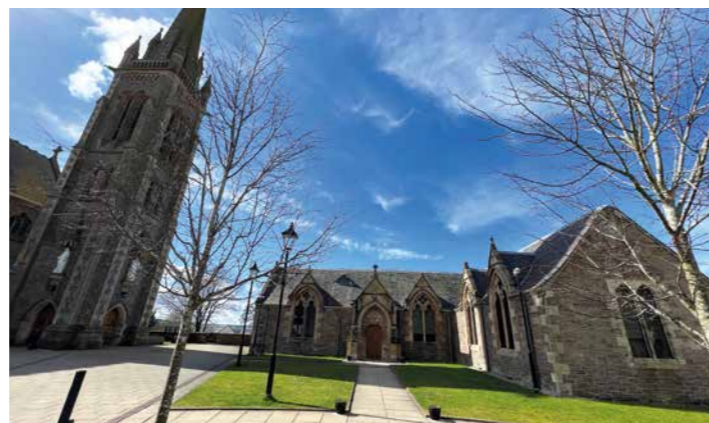
Delight in the Detail...

Here at ELEVEN83 we are creating exceptional living experiences through the pursuit of quality and care in every little detail. You'll come to appreciate that, it's what makes your new home so special. Your new home is full of personality and style, creating the perfect backdrop for your life. Whether first time buyers, new families or downsizers and retirees alike, whatever your stage of life, ELEVEN83 provides a way of living that is ideal for you and your family.

With contemporary styling, these three, four and five bedroom homes incorporate environmentally sound construction standards, that are strong, safe and sustainable. The properties benefit from ultra-efficient double glazing, A rated gas condensing boilers and solar panels. In terms of design, each home is spacious, flexible and perfectly suited to modern life, with open plan spaces, large bedrooms and light-filled living areas, optional office space and ample storage. Everything you need is here. Interiors are finished to a good level of specification that includes designer kitchens, bathrooms and en suites boasting contemporary white sanitary ware and Porcelanosa tiling.

Your new home is built with versatility in mind. Maybe you are looking to work from home or turn a room into home cinema. Whatever you choose to do you can tailor your space to a format that offers you the utmost focus, inspiration and productivity. The perfect home is a place where everything feels just right and just for you. That's what you will find at ELEVEN83.





Welcome to the Neighbourhood...

Lanark is a popular tourist spot thanks to the nearby Falls of Clyde and Visitor Centre at New Lanark which is a world heritage site. The surrounding towns include Biggar, Broughton and Carluke offering additional amenities, good access to the Scottish Borders and the Clyde Valley, offering excellent walks for the outdoor enthusiast including the Tinto Hills. You need never miss a moment of fun and entertainment.



Living Life to the Full in Lanark...

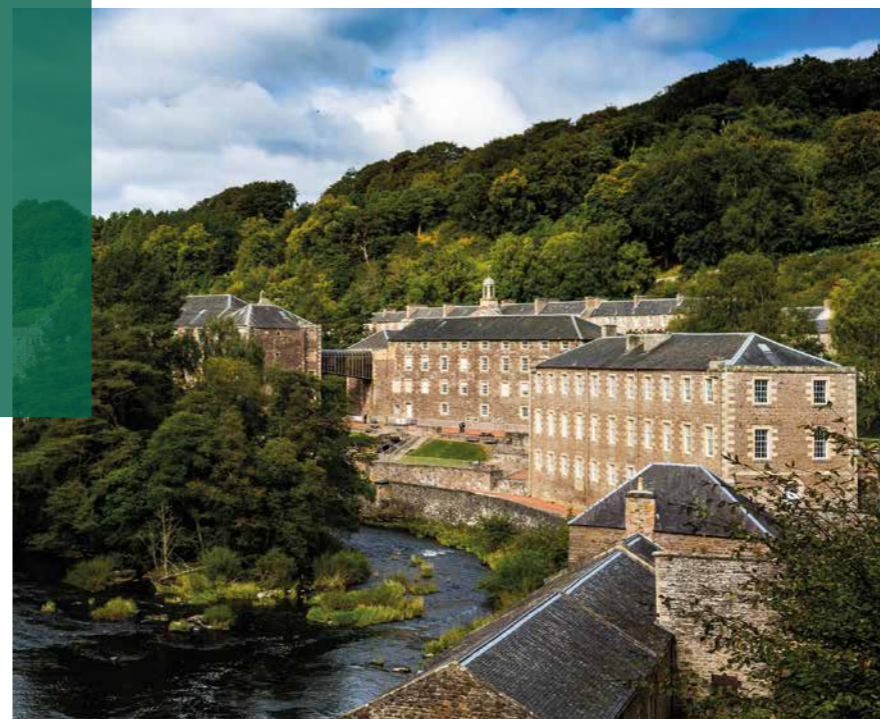
The Royal Burgh of Lanark is a bustling country town which enjoys a long and rich history enveloped by the stunning natural surroundings of the Lanarkshire landscape. The traditional market town supports a diverse array of local, independent shops, art galleries and businesses, as well as various cafes, traditional pubs and restaurants. Whether you're thinking about a Friday night teatime treat at Valerios or the weekly shopping at Morrisons, both are a five minute walk away. Tesco and Lidl are also nearby. Shopping is abundant with several high street retailers at the nearby Old Market Road Braidfute retail park. Hamilton and Carluke offer further shopping facilities.

Lanark offers a wide range of sport and recreational facilities and amenities including a swimming and leisure complex, parks, fishing clubs and picturesque walks. Enjoying its prime position in the Clyde Valley, outdoor pursuits include multiple natural trails and Lanark's renowned golf course which boasts a championship standard 18 hole course and Lanark Loch. Not to mention the many wonderful garden centres complete with coffee shops and delicious home baking.



Stay Connected

ELEVEN83 is perfectly placed for work, play and travel. Lanark is much favoured by commuters thanks to its great transport links. They have speedy access to Glasgow and Edinburgh centres via Lanark, Carluke and Hamilton railway stations and for drivers the M74 and Edinburgh bypass are a short drive away. A reliable bus network connects local towns. All of this means you can be wherever you need or want to be with ease.

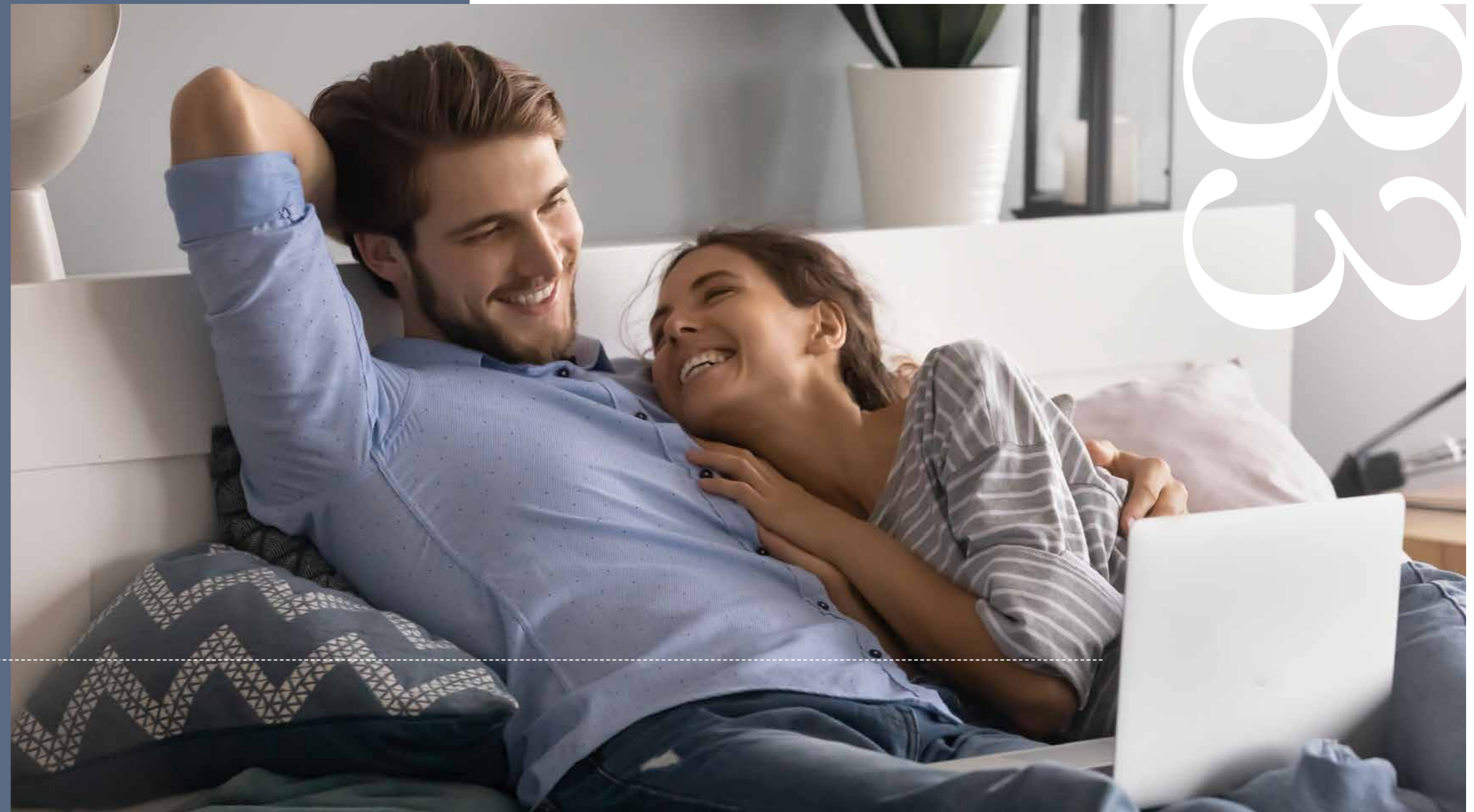


Sit Back and Relax

Relaxation comes naturally at ELEVEN83. From the spacious living areas, the large picture windows and french doors onto the garden ensure that you are still intimately connected to the natural environment beyond - creating a sense of peace and serenity.

A Recipe for Success

As the heart of the home, kitchen and dining areas at ELEVEN83 strike the perfect balance between cooking and entertaining. Here form and function combine, allowing these open plan areas to bring family and friends together while offering you an orderly space.



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A Safe Haven

Your bedroom should be a welcoming sanctuary - a serene and calm space to retire to at the end of a busy day. That is why each room has been designed thoughtfully to make the most of each personal area.

Relax and Unwind

Whether getting ready for work or unwinding after a busy day, in every home the bathroom offers an added sense of relaxation. Complete with designer fixtures, wall tiling and powerful showers, these are the ideal spaces in which to relax. Finished to a high standard en-suites are elegant and restful in equal measure.

Site Plan

Contemporary Chic

Our specification has been designed with you in mind. Finished to highest standard throughout and our homes feature integrated appliances, smart tech and much more. Your new home is constructed to the highest specification in accordance with the latest environmental standards and are covered by the approved 10 year structural warranty issued by Q Assure.

SPECIFICATION

- Customized kitchen range with extended choices of colours and finishes
- Premium appliances including oven, hob, hood, and fridge/freezer
- Selection of Porcelanosa tiles. Bathroom floor tiled, bathroom enclosures
- Energy efficient home to latest standard
- Turfed and Monoblock front gardens - rotavated rear
- Boundary fencing included
- Latest, energy efficient, solar panels included
- Gas central heating, double glazing
- Internal LED spotlights
- External socket and water tap fitted
- Built in wardrobe with sliding wardrobe doors
- Dual zone heating
- Internal doors - choice of 3 styles complete with chrome ironmongery
- Contemporary white sanitary ware
- Fitted mirrors in bathrooms and ensuites, including shaving sockets

Subject to build program - speak with the sales team for individual plot finishes.

OPTIONAL UPGRADES

- Fully upgradable kitchen – including appliances
- Full height tiling to Bathrooms
- External summer house (4m x 4m)
- Rear garden landscaping - turf / patio
- Solar battery
- EV car charging point
- Soffit lights (external)
- Chrome face plates
- Motorized garage door
- Floor finishings
- Video doorbell
- Smart heating control
- Alarm system
- Attic light
- Floodlight at rear of house.



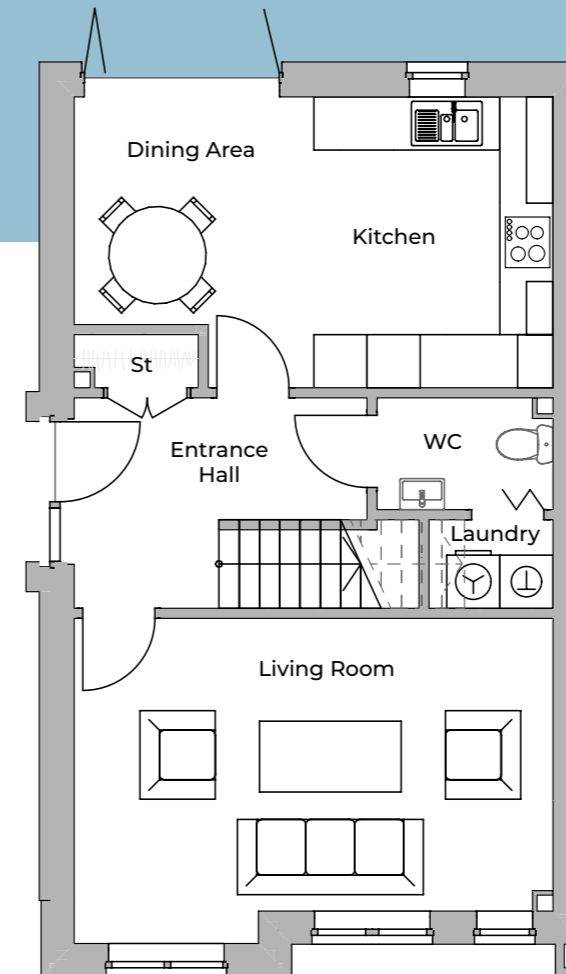
This site plan is correct at time of publication but could be subject to change.



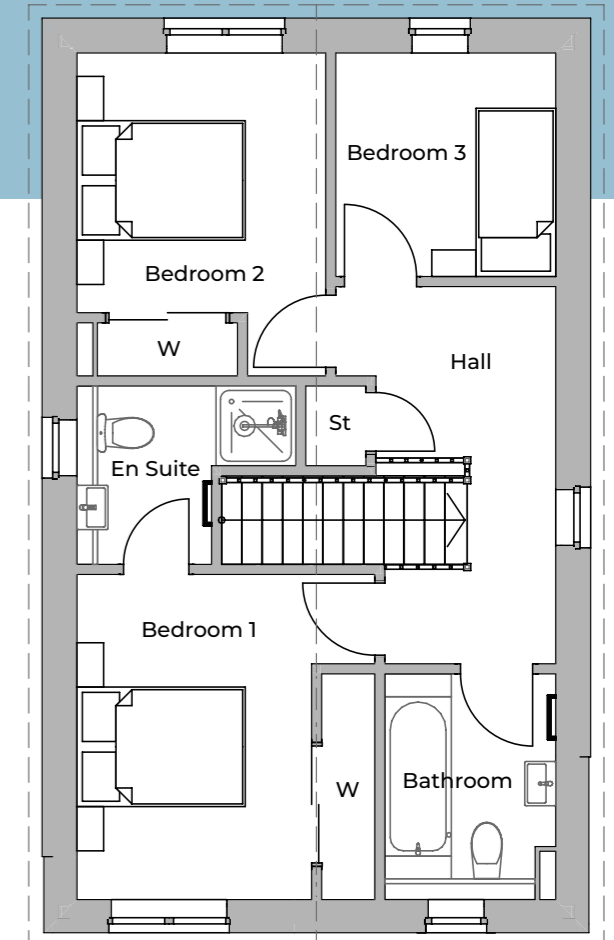
Braxfield

ELEVEN83
LANARK

3 BEDROOM DETACHED LUXURY FAMILY VILLA



GROUND FLOOR



FIRST FLOOR

ROOM DIMENSIONS

Living Room	5.4m x 3.3m	17'9" x 10'10"
Kitchen / Dining	5.4m x 3.3m	17'9" x 10'10"
WC	2.0m x 1.1m	6'7" x 3'7"
Laundry	1.0m x 1.4m	3'3" x 4'7"
Bedroom 1	3.7m x 2.7m	12'2" x 8'10"
En Suite	2.0m x 1.6m	6'7" x 5'3"
	<i>(Plus 800mm at one point for shower space)</i>	
Bedroom 2	2.8m x 2.9m	9'2" x 9'6"
Bedroom 3	2.5m x 2.6m	8'2" x 8'6"
Bathroom	2.6m x 2.0m	8'6" x 6'7"
Total Floor Area	101.5 sqm	1092 sqft

Sizes are based on maximum measurements and are for indication only. All dimensions taken to widest points. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Please speak to your sales advisor. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure.



Clyde

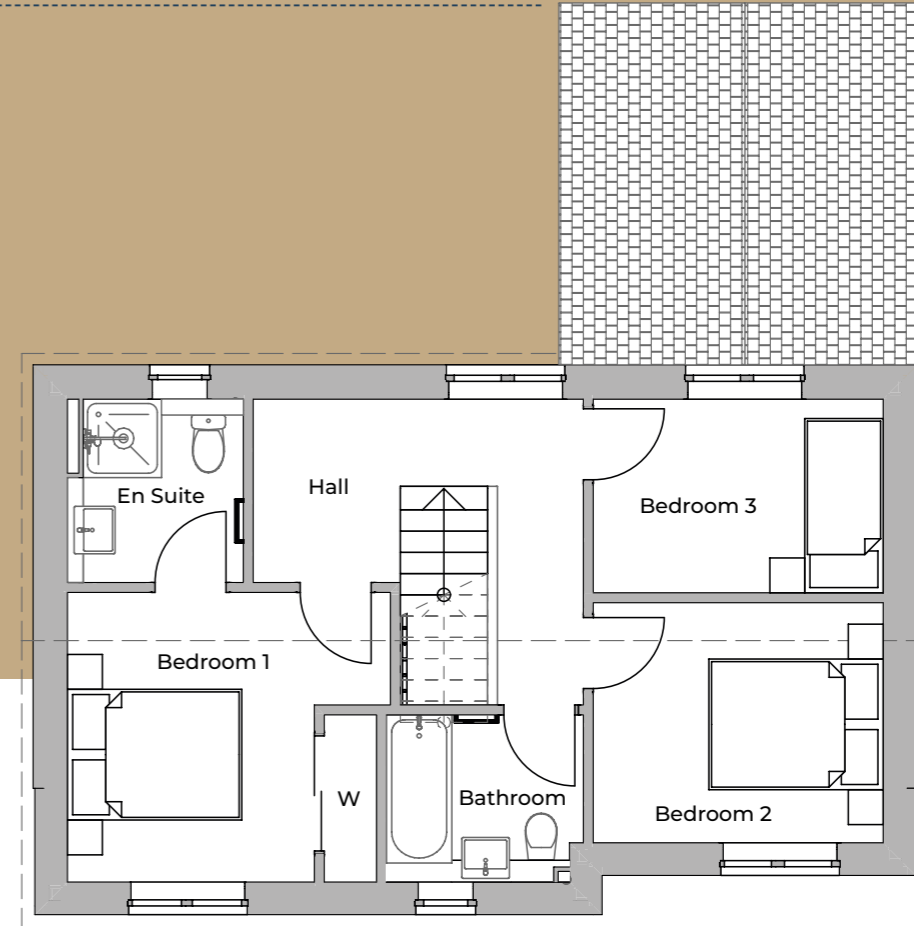
ELEVEN83
LANARK

3 BEDROOM DETACHED LUXURY FAMILY VILLA

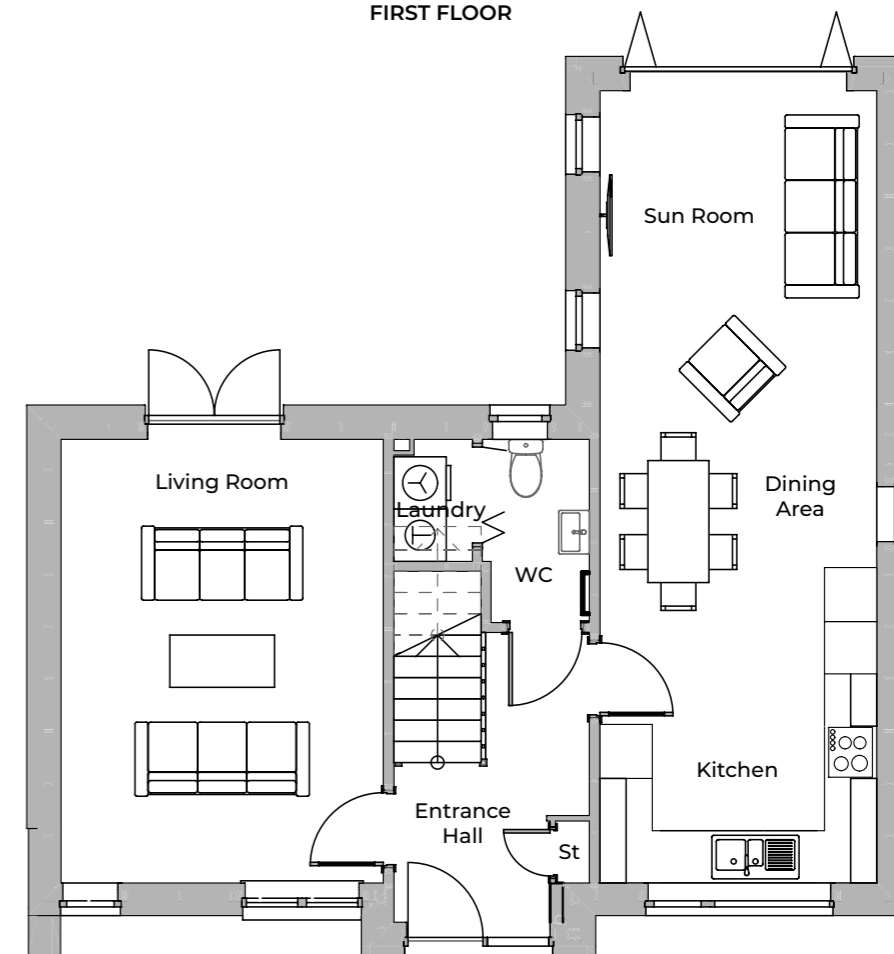
ROOM DIMENSIONS

Living Room	3.7m x 5.0m	12'2" x 16'5"
Kitchen / Dining	3.2m x 5.0m	10'6" x 16'5"
Sun Room	3.3m x 3.9m	10'10" x 12'9"
WC	1.1m x 2.1m	3'7" x 6'11"
Laundry	1.4m x 0.9m	4'7" x 2'11"
Bedroom 1	3.3m x 2.8m	10'10" x 9'2"
En Suite	2.1m x 2.1m	6'11" x 6'11"
Bedroom 2	2.8m x 3.3m	9'2" x 10'10"
Bedroom 3	2.2m x 3.3m	7'3" x 10'10"
Bathroom	2.2m x 2.0m	7'2" x 6'7"
Total Floor Area	111 sqm	1194 sqft

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FIRST FLOOR



GROUND FLOOR



Hyndford

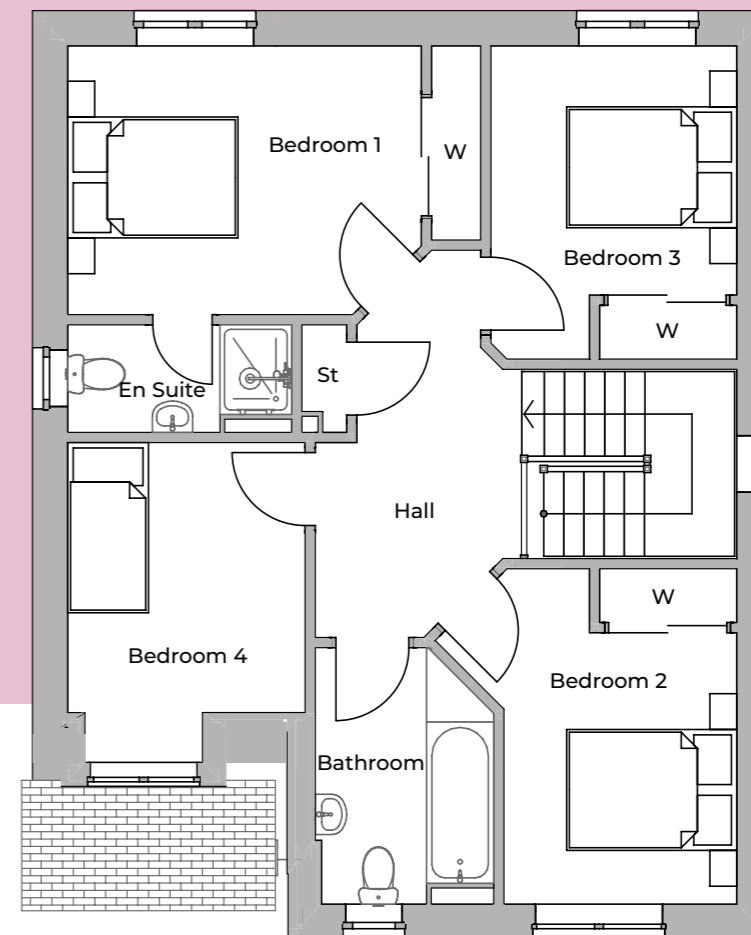
ELEVEN83 LANARK

4 BEDROOM DETACHED LUXURY FAMILY VILLA

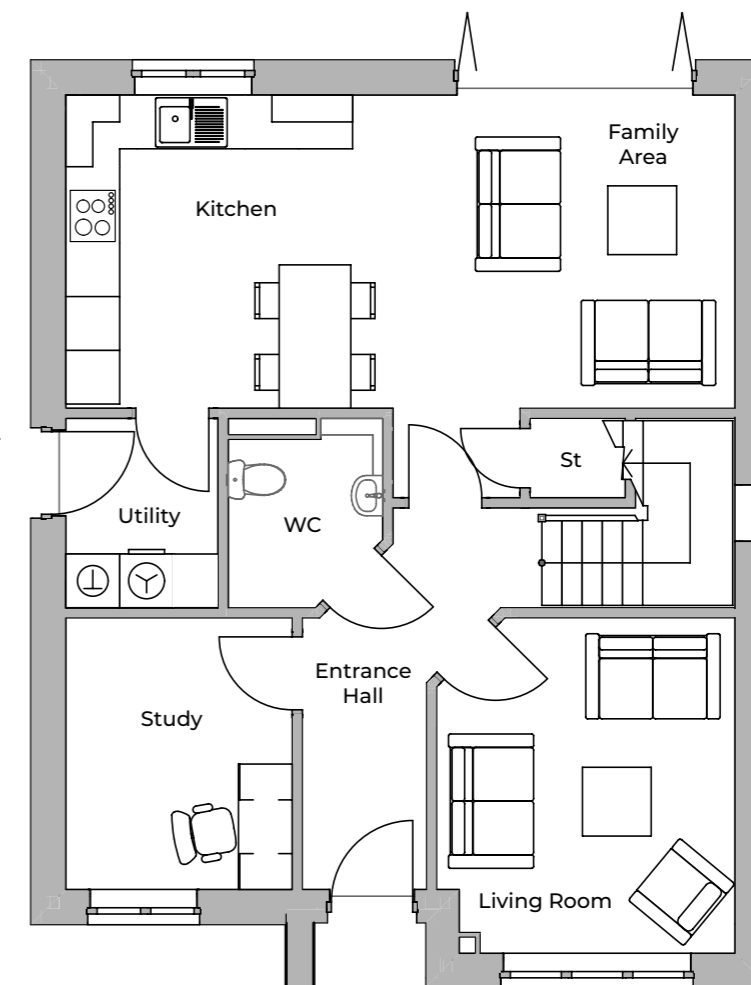
ROOM DIMENSIONS

Living Room	3.3m x 3.7m	10'10" x 12'2"
Kitchen / Family	3.5m x 7.5m	11'6" x 24'7"
Study	2.5m x 3.0m	8'2" x 9'10"
WC	2.1m x 1.7m	6'11" x 5'7"
Utility	1.7m x 2.1m	5'7" x 6'11"
Bedroom 1	3.0m x 4.0m	9'10" x 13'1"
En Suite	1.2m x 2.5m	3'11" x 8'2"
Bedroom 2	2.6m x 3.0m	8'6" x 9'10"
Bedroom 3	2.7m x 2.8m	8'10" x 9'2"
Bedroom 4	3.6m x 2.7m	11'10" x 8'10"
Bathroom	2.0m x 2.9m	6'7" x 9'6"
Total Floor Area	134 sqm	1442 sqft

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FIRST FLOOR



GROUND FLOOR



Jerviswood

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4 BEDROOM DETACHED LUXURY FAMILY VILLA

ROOM DIMENSIONS

Living Room	4.3m x 3.3m	14'1" x 10'10"
Kitchen / Dining	3.6m x 7.7m	11'10" x 25'3"
Family Area	3.3m x 3.9m	10'10" x 12'9"
Utility	2.7m x 1.5m	8'10" x 4'11"
WC	1.8m x 1.7m	5'11" x 5'7"
Garage	2.7m x 4.9m	8'10" x 16'1"
Bedroom 1	3.3m x 3.6m	10'10" x 11'10"
En Suite	1.6m x 2.6m	5'3" x 8'6"
Bedroom 2	3.5m x 3.6m	11'6" x 11'10"
Bedroom 3	4.0m x 3.2m	13'1" x 10'6"
Bedroom 4	2.6m x 3.7m	8'6" x 12'2"
Bathroom	2.2m x 3.1m	7'2" x 10'2"
Total Floor Area	152.5 sqm	1641 sqft



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Lockhart

ELEVEN83

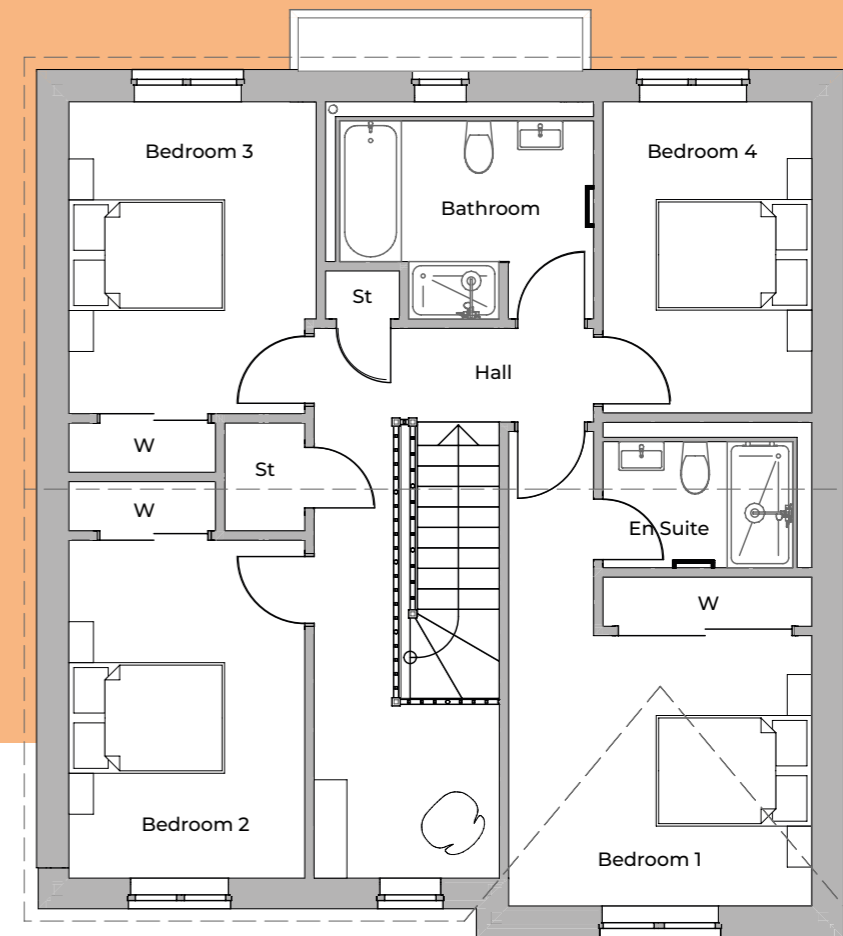
LANARK

4 BEDROOM DETACHED LUXURY FAMILY VILLA

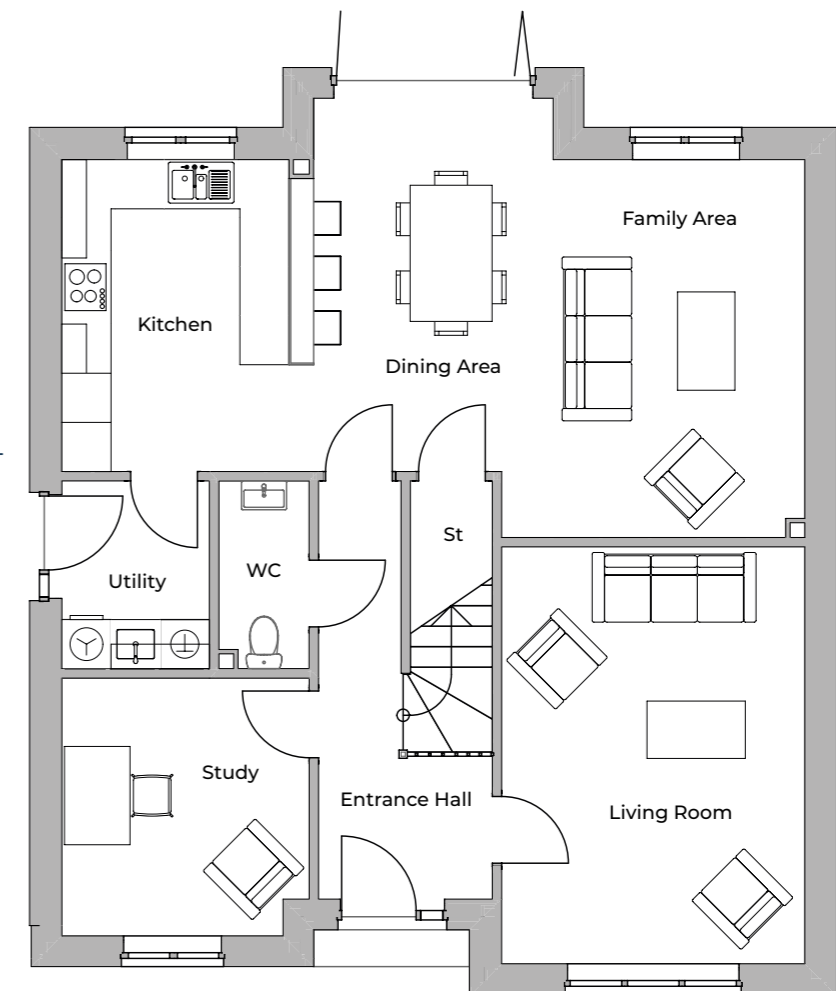
ROOM DIMENSIONS

Living Room	3.7m x 5.1m	12'2" x 16'9"
Family Area	4.6m x 3.7m	15'1" x 12'2"
Kitchen / Dining	3.8m x 5.3m	12'6" x 17'5"
Study	3.0m x 3.1m	9'10" x 10'2"
WC	1.1m x 2.3m	3'7" x 7'6"
Utility	1.8m x 2.3m	5'11" x 7'6"
Bedroom 1	3.3m x 3.7m	10'10" x 12'2"
En Suite	2.6m x 1.8m	8'6" x 5'11"
Bedroom 2	4.1m x 2.9m	13'5" x 9'6"
Bedroom 3	3.0m x 3.8m	9'10" x 12'6"
Bedroom 4	2.5m x 3.8m	8'2" x 12'6"
Bathroom	2.6m x 3.2m	8'6" x 10'6"
Total Floor Area	175 sqm	1883 sqft

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FIRST FLOOR



GROUND FLOOR



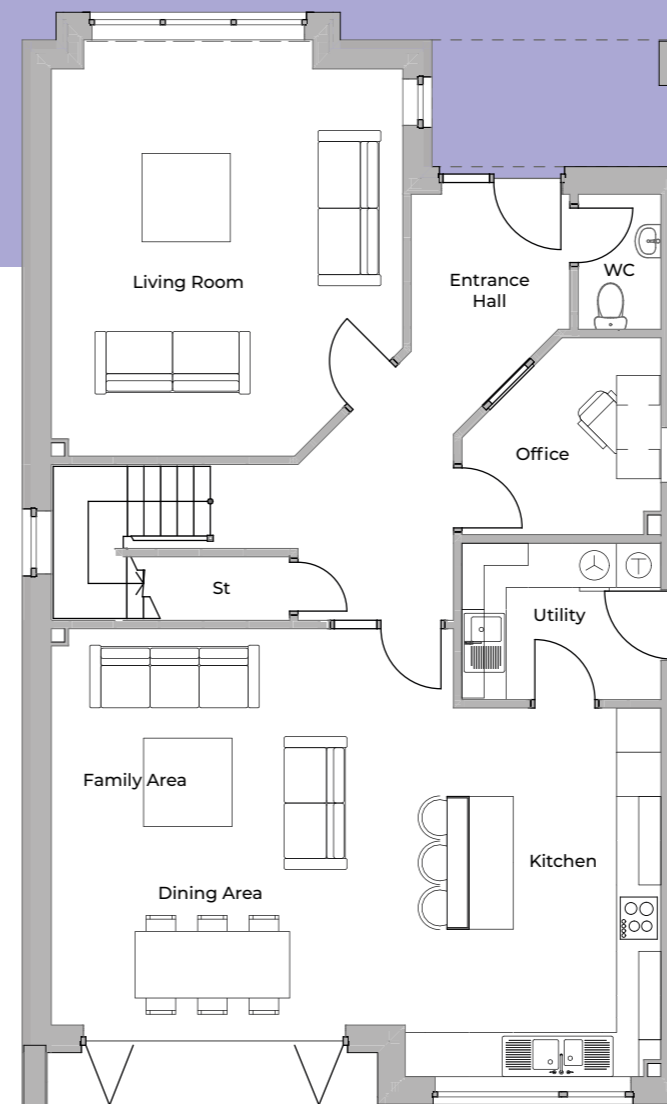
Wallace

ELEVEN83
LANARK

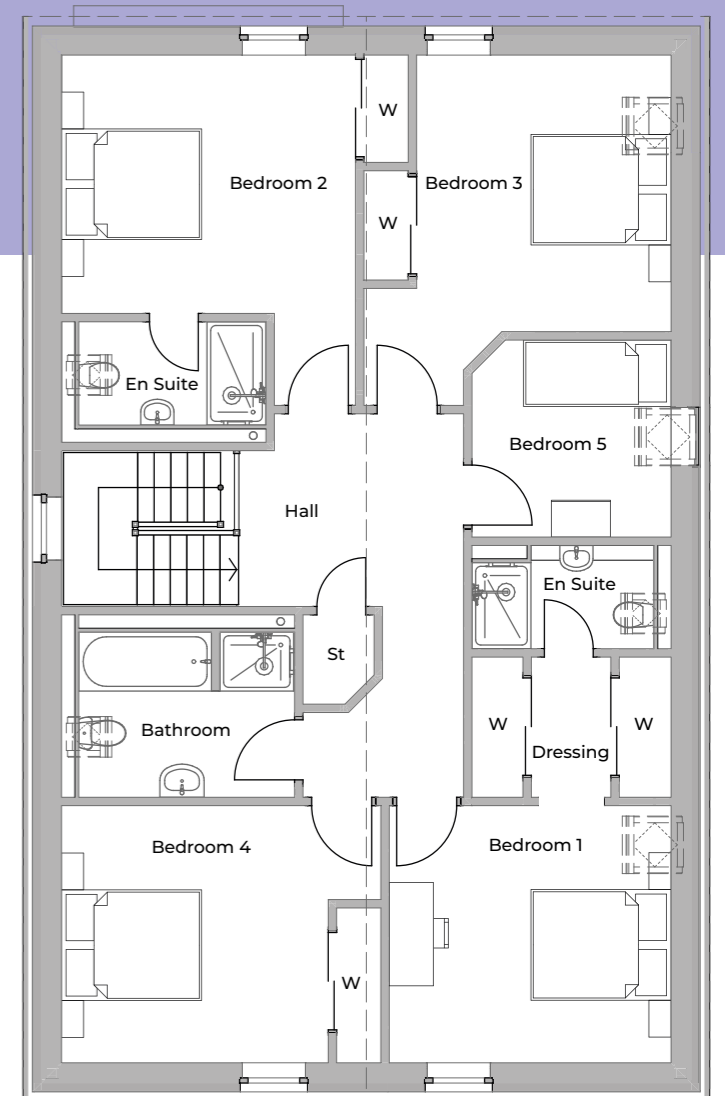
5 BEDROOM DETACHED LUXURY FAMILY VILLA

ROOM DIMENSIONS

Living Room	4.8m x 5.7m	15'9" x 18'8"	Bedroom 2	3.5m x 4.0m	11'6" x 13'1"
Kitchen / Breakfast	3.5m x 5.0m	11'6" x 16'5"	En Suite	2.7m x 1.6m	8'10" x 5'3"
Family / Dining	4.8m x 5.5m	15'9" x 18'1"	Bedroom 3	3.5m x 3.8m	11'6" x 12'6"
Office	2.6m x 2.7m	8'6" x 8'10"	Bedroom 4	3.5m x 3.6m	11'6" x 11'10"
WC	1.2m x 1.8m	3'11" x 5'11"	Bedroom 5	2.7m x 2.7m	8'10" x 8'10"
Bedroom 1	3.8m x 3.5m	12'6" x 11'6"	Bathroom	3.1m x 2.5m	10'2" x 8'2"
Dressing	2.7m x 1.9m	8'10" x 6'3"			
En Suite	2.7m x 1.4m	8'10" x 4'7"			
Total Floor Area	220.5 sqm	2373 sqft			



GROUND FLOOR



FIRST FLOOR

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ROSEWOOD
HOMES

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