



RESIDENCE

Plot 18 The Tinto Bertram Avenue, Kersewell, ML11 8TB

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Viewing by appointment with Residence Lanark  
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## 3 Bedrooms | 1 Public Rooms | 3 Bathrooms



"The Tinto" which sits on Plot 18 within the development is a fantastic opportunity to acquire a contemporary luxury bungalow set within what will be one of the most attractive and private rural developments. Plot 18 will have beautifully finished stepped gardens with complete privacy at the back and exceptional views from the front of the property.

As you approach the property you are met with an excellent multi-car driveway that give access to the garage and the entrance to property. From the hallway you can access all compartments including three double bedrooms, family bathroom and large open plan family living and kitchen. The exceptional large open plan living area has vaulted ceilings combining three zones for contemporary kitchen, formal dining space and family area. The room boasts full size bi-fold doors overlooking the rear garden. There is a separate utility room that has a large storage area and access to garage along with the side garden.

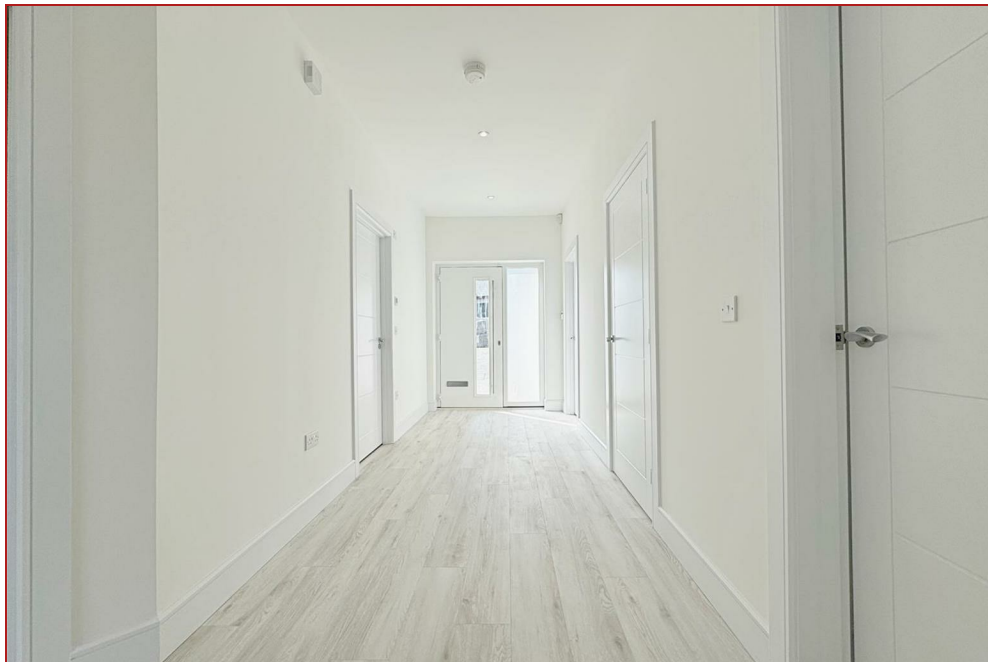
Master bedroom again boasts the fantastic full vaulted ceilings with double height floor to ceiling windows that floods the master in natural light along with the two French Doors that lead to the back garden. Fully fitted wardrobes and the stunning modern master en-suite finish off the master bedroom.

Bedroom two also features stunning vaulted ceiling, fitted wardrobes and a bright contemporary en-suite with double shower cubicle. Bedroom three with fitted wardrobes and an amazing storage area above the en-suite/wardrobes. Completing 'The Tinto' is the stunning family bathroom comprising four-piece suite.

The property benefits from an exceptional MGM Kitchen, LPG heating, double glazing and solar panels.

Bertram Avenue, Kersewell is a beautiful small community situated close to the market Towns of Biggar, Lanark and Carnwath. Biggar, Lanark and Carnwath all offer a range of fantastic amenities.

\*Images are for illustration purposes only final finishes may vary throughout the development\*



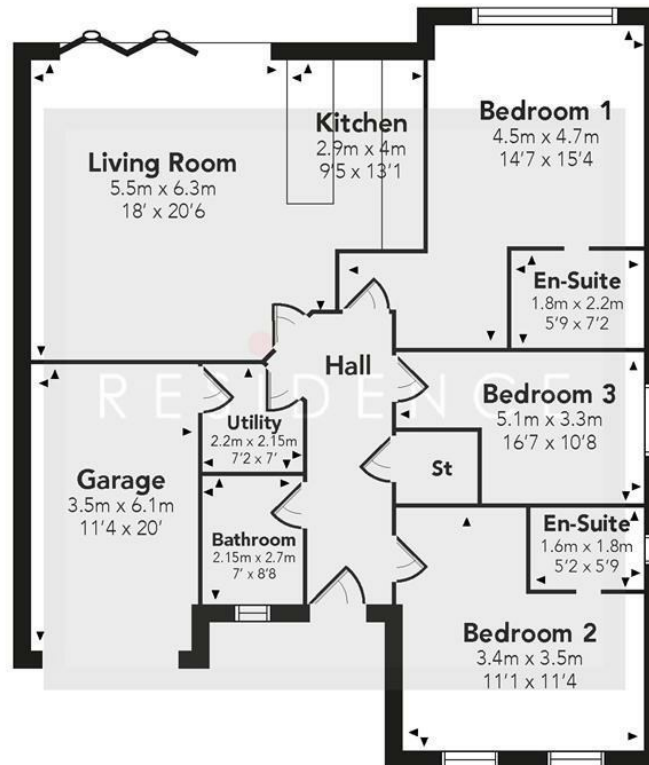
1883.00 sq ft | EER =



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## The Tinto



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.