



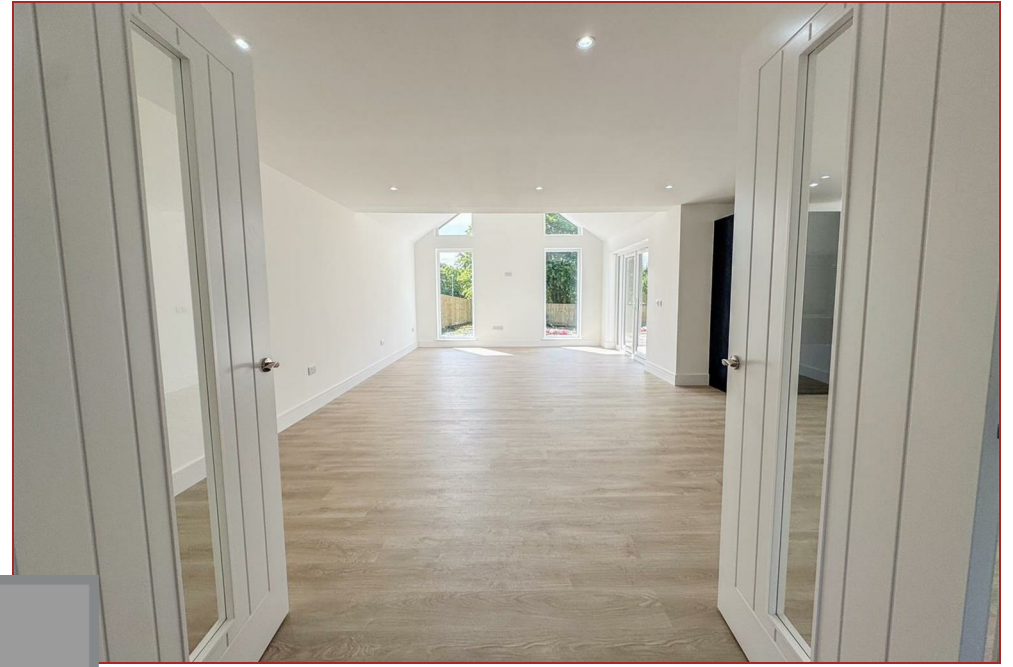
RESIDENCE

36 Brocketsbrae Road, Lesmahagow, ML11 9PT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Lanark
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5 Bedrooms | 2 Public Rooms | 4 Bathrooms

Set within the semi-rural location of Brockettsbrae, Lesmahagow this exceptional five bedroom, modern detached new build villa boasts an expansive rear garden and a stunning open-plan kitchen, dining, family area equipped with a fully fitted modern kitchen.

Externally, the grounds are left for the new owner to personalise or they can discuss with the developer the option of having the landscaping finished to their preferences by them. There is ample space planned for a large driveway to provide off-road parking, along with a sizable decked area at the rear.

Internally, the property features a bright entrance hallway leading to a front-facing ground floor bedroom that could be utilised as a study or sitting room and a spacious front-facing lounge with French doors opening into the open-plan kitchen, dining, and family area. The modern kitchen is fully fitted with a range of appliances, and adjacent to it is a utility room offering access to the side of the property. The lower level is completed by a large WC.

The upper level features a stunning bespoke staircase and landing area, along with four generously sized bedrooms, two of which feature their own contemporary en-suites. and a beautiful family bathroom completes the upper level, providing a stylish and functional living space.

Brockettsbrae Road provides quick access to the motorway and major cities. Lesmahagow offers shopping, including a Tesco, and good schools. The nearby Clyde Valley is known for gardens and scenic walks. The area features parks, sports facilities, pubs, and restaurants. Nearby towns Lanark and Hamilton have shopping centers and bus/train links to Glasgow and Edinburgh. Road links connect to the M74 (north and south) and the M8, with easy access to Glasgow Airport via the new M74 extension.



2830.00 sq ft | EER =



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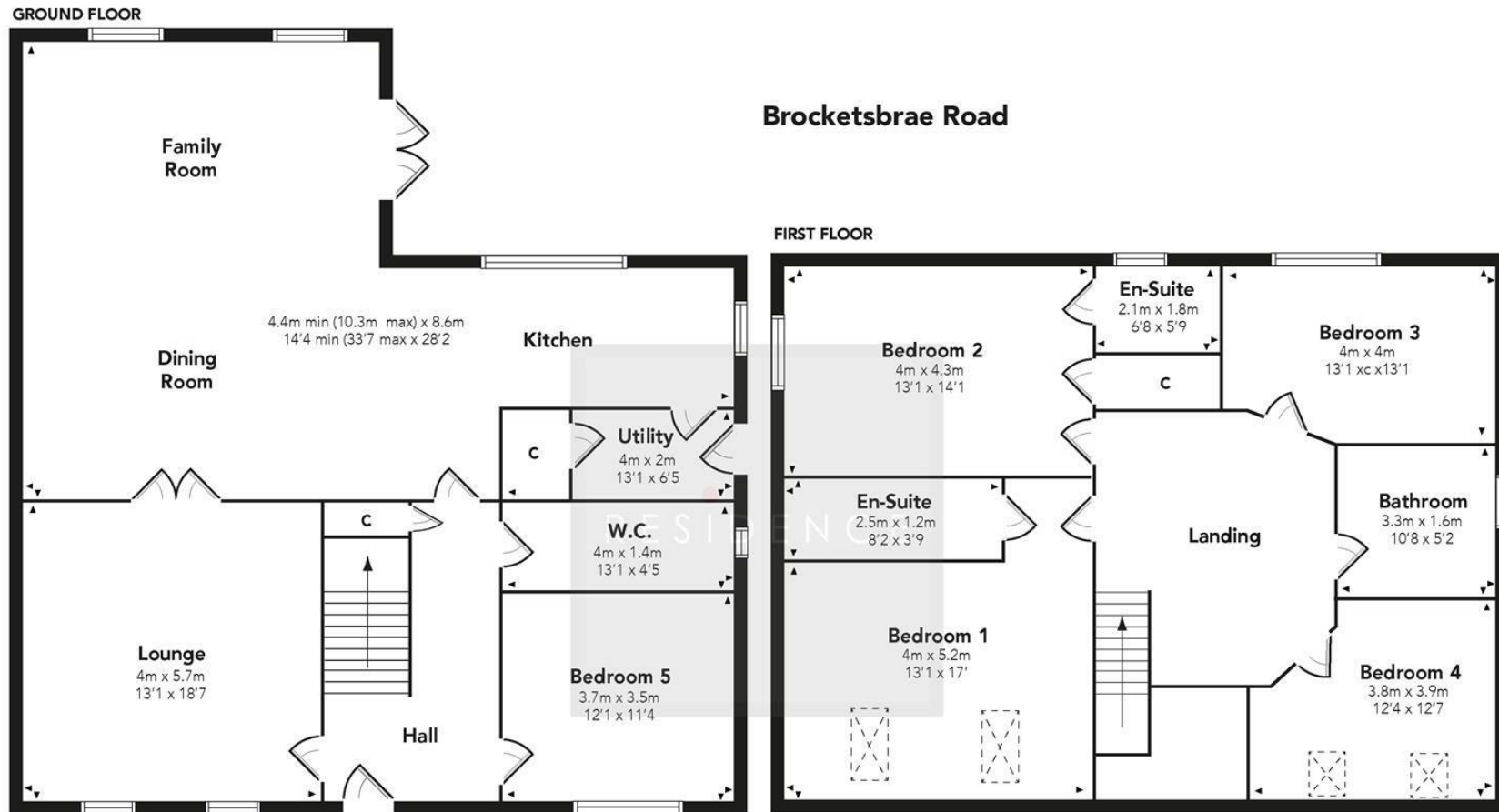




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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors 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.