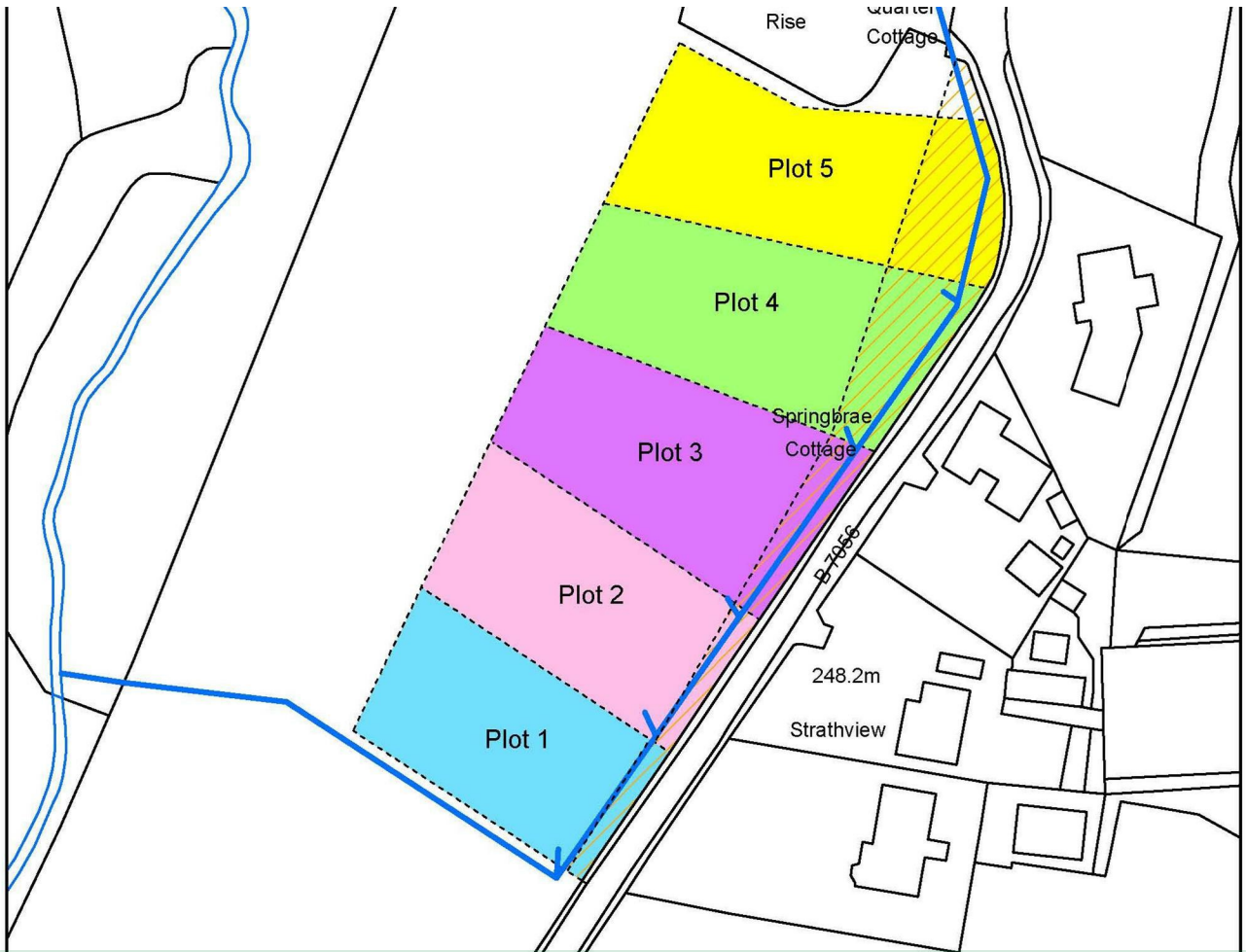




# AB Properties



MATERIAL SCHEDULE

## Plot Two Yieldshields Road

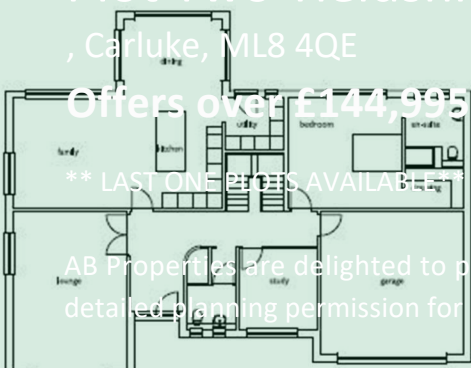
, Carluke, ML8 4QE

Offers over £144,995

\*\* LAST ONE PLOTS AVAILABLE! \*\*

AB Properties are delighted to present to the market an opportunity to purchase one of five exclusive plots, with detailed planning permission for a 1 1/2 story detached villa, on the outskirts of Carluke.

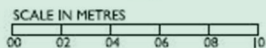
roof: Marley Edgemere roof tiles - dark grey  
 walls: render - off white & Tier walling stone feature  
 windows: colour dark grey  
 sills: precast concrete - buff



GROUND FLOOR PLAN  
198m2



FIRST FLOOR PLAN  
125m2



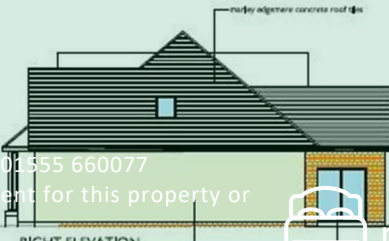
FRONT ELEVATION

### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



LEFT ELEVATION

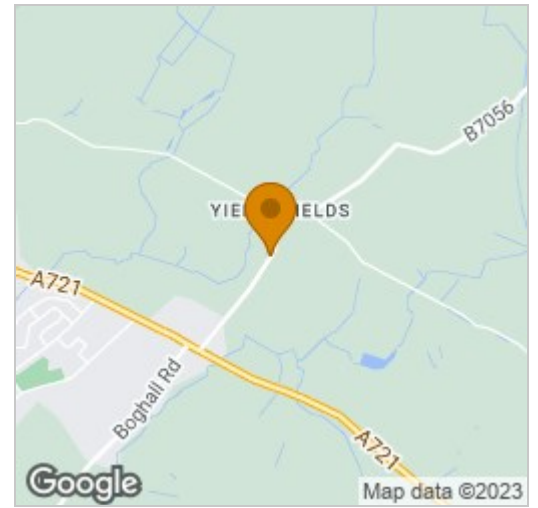


RIGHT ELEVATION



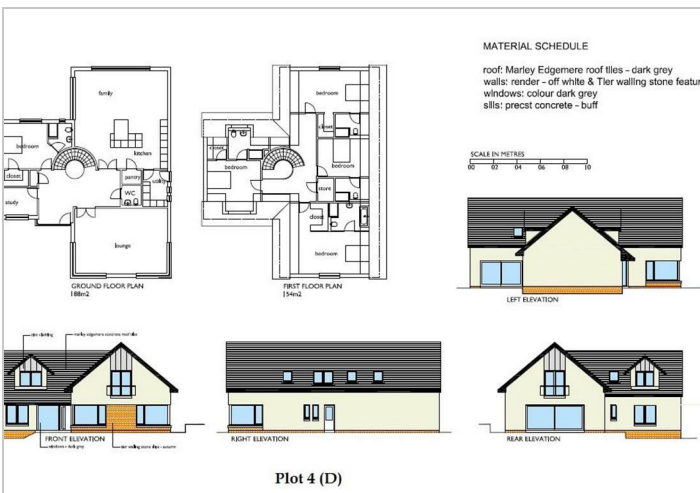
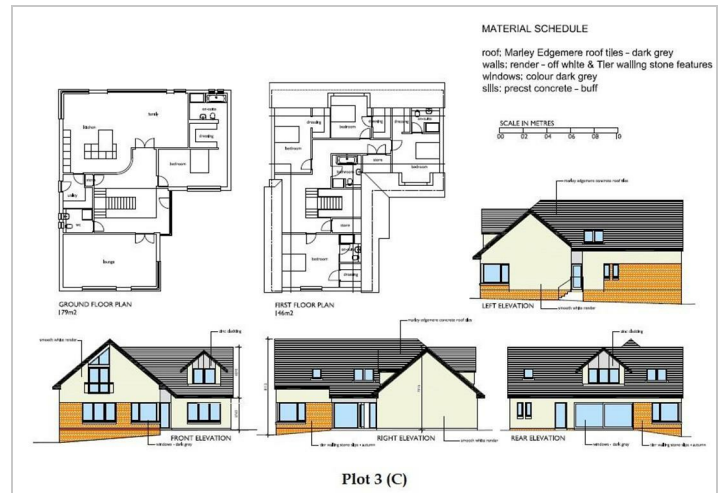
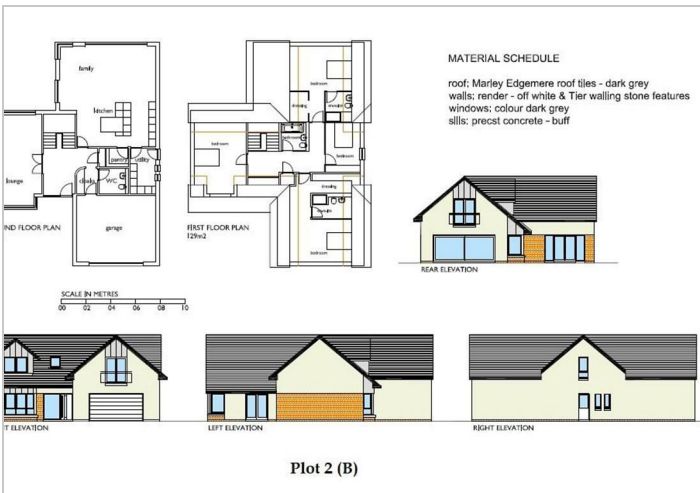
REAR ELEVATION

## Plot 1 (A)



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC	<b>Scotland</b>	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.