



## Plot 1 Priory Road

Lesmahagow, Lanark, ML11 0AA

**Offers over £37,500**

AB Properties are delighted to welcome to the market this exclusive serviced building plot set within the heart of Lesmahagow.

The plot measures 25.2m x 15.4m. Take off the corner wedge. (32m<sup>2</sup>) It totals 355m<sup>2</sup>.

Detailed Planning has been granted for a three-bedroom detached dwelling house.

Plans can be found under "floorplans" as PDF attachments.

The plot is situated in the heart of Lesmahagow, an up-and-coming town offering an ample range of amenities including a Tesco Superstore, fuel stations, post office, two banks and a wide variety of additional professional services. There are two primary schools, and the recently constructed Lesmahagow High School hosts the Lesmahagow Sports Facility. A wider range of facilities are available in the historic Royal Burgh of Lanark or alternatively, Hamilton which are both a short drive away. The M74 Motorway is close by for commuters to Glasgow and all other major towns and cities within the Central Belt.

### 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.

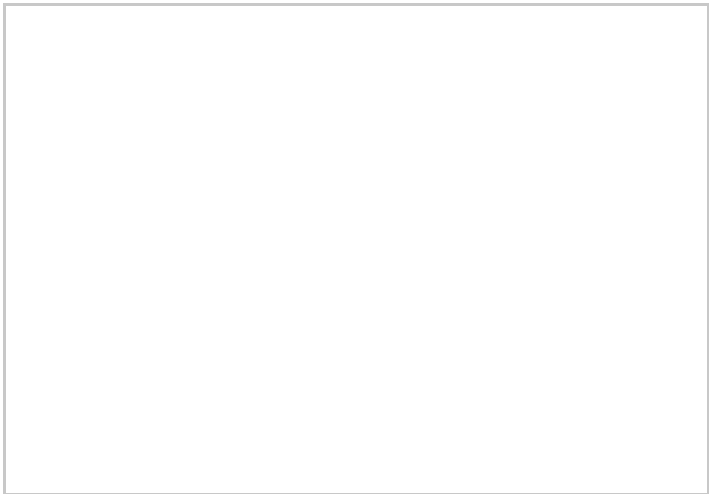
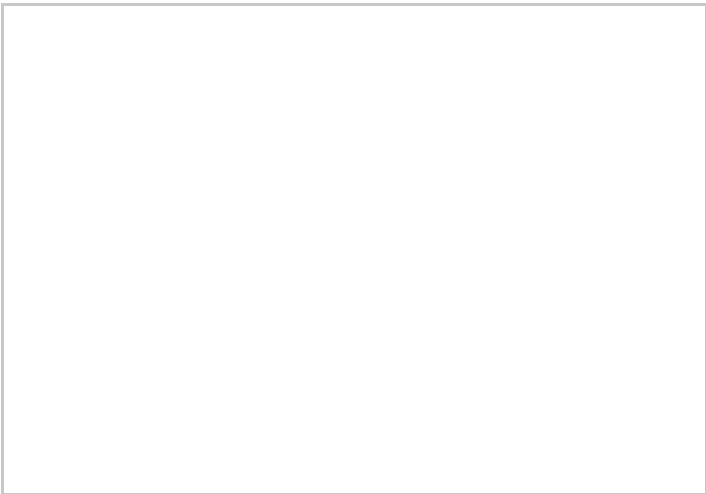
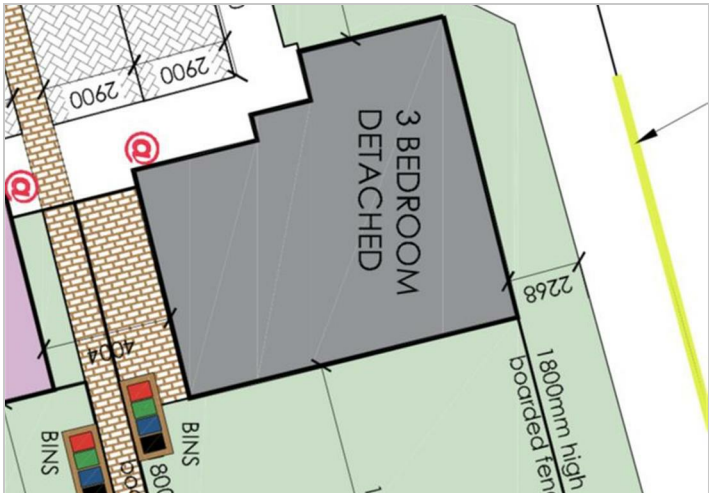






**Energy Efficiency Graph**

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	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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