



ROB ROY
PARK HOMES LTD.



Rob Roy Park Homes

Plot 1, Carlisle Road, Crawford, Biggar, South Lanarkshire, ML12 6TW


McEwan Fraser Legal
Solicitors & Estate Agents



... peaceful village atmosphere
set in the **stunning surrounding
countryside** offers a quality of
life most of us dream about ...



The charming village of **Crawford, South Lanarkshire** is a great place to own a Residential Park Home. The peaceful village atmosphere set in the **stunning surrounding countryside** offers a quality of life most of us dream about. The larger town of Biggar is only ten minutes away. Biggar itself benefits from a wide range of amenities including a Sainsbury's, Hospital, butcher, baker, pubs, Co-op, Post office and an Indian restaurant. Other large towns of Lanark, Peebles and Hamilton can all easily be accessed within 30 minutes. The location offers **real peace and quiet** but with the added benefit of easy access to local amenities.

The main motorway links are also close at hand, meaning Glasgow and Edinburgh are also easily accessible on a daily basis. Excellent schooling is also available locally.





Although a new development, the Rob Roy Park already has **a real community feel** about it and the focus is very much centred on the creation of a happy, relaxed and **peaceful atmosphere** with state of the art accommodation everyone can enjoy. It's a place where you really are encouraged to stop and take time to smell the roses. The park offers single and double plots to accommodate the **incredibly luxurious lodges** produced by some of Europe's best manufacturers such as **Tingdene, Minster Leisure** and **Pemberton** to name but a few. All lodges are produced to the highest quality and exacting BS3662 standard. Each home can be supplied with a stunning range of bespoke decking and hot tubs.





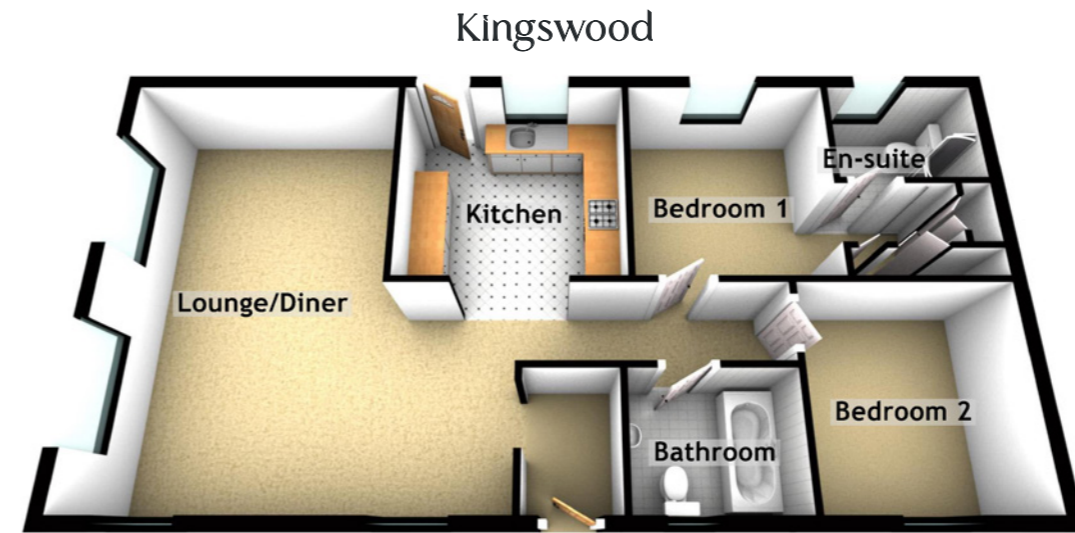
... A range of stunning Park Homes available for the quality new Rob Roy Development Park, Crawford near Biggar ...



... start your journey to your
dream home of the future ...

The quality and facilities offered by these homes are quite breathtaking and they offer **ideal accommodation** for Retiree's seeking a spacious, bright, warm and **stunning home** in which to take things a little easier. At the same time given that the park allows investment buyers, these homes are **ideal as holiday accommodation** to either be enjoyed by owner-occupiers or indeed Investment Buyers seeking an excellent return on their Holiday Let.

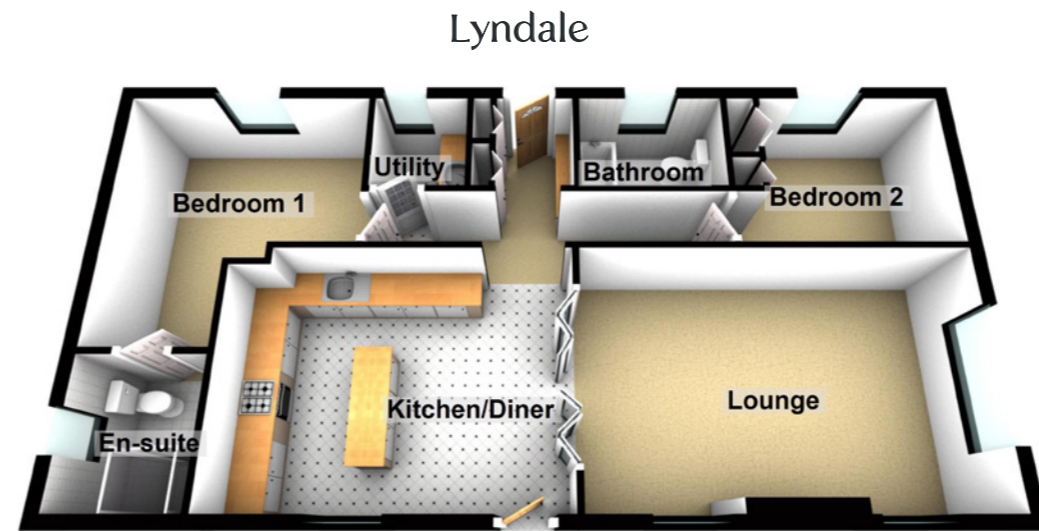
The real beauty is you get the chance to **choose and design your own dream home** just exactly as you want it to be. If you have thought of joining in the huge boom for staycation holiday accommodation or you currently own a property and would like to discuss how you can make the move to one of these stunning homes then we are here to help you. Call our Park Homes team 7 days a week to discuss how to **start your journey to your dream home of the future.**



Floor Plans & Dimensions

**Approximate Dimensions
(Taken from the widest point)**

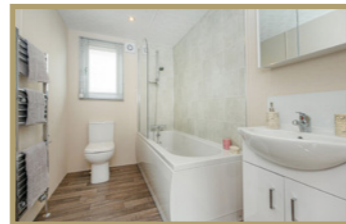
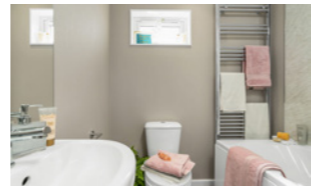
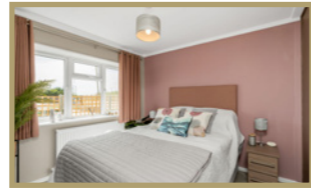
Lounge/Diner	6.00m (19'8") x 5.60m (18'4")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	5.05m (16'7") x 3.00m (9'10")
En-suite	2.10m (6'11") x 1.50m (4'11")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.20m (7'3") x 1.70m (5'7")



**Approximate Dimensions
(Taken from the widest point)**

Lounge	5.50m (18'1") x 3.60m (11'10")
Kitchen/Diner	4.80m (15'9") x 3.60m (11'10")
Utility	1.50m (4'11") x 1.50m (4'11")
Bedroom 1	3.95m (13') x 3.60m (11'10")
En-suite	2.05m (6'9") x 1.75m (5'9")
Bedroom 2	3.20m (10'6") x 2.40m (7'10")
Bathroom	2.15m (7'1") x 1.50m (4'11")

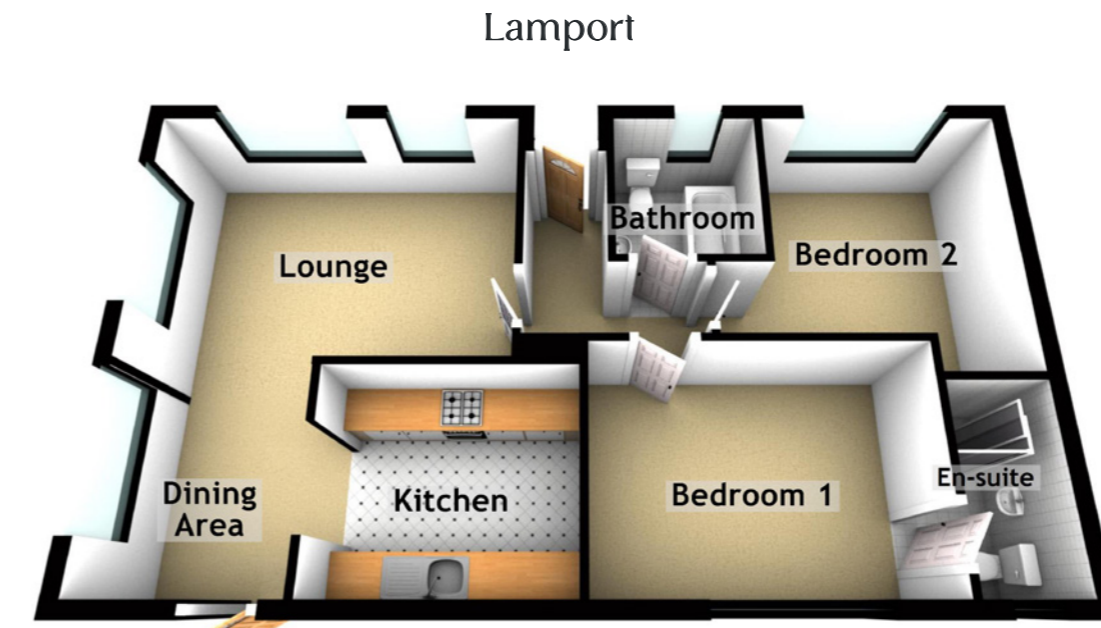
The Kingswood & Lyndale Park Homes



Floor Plans & Dimensions

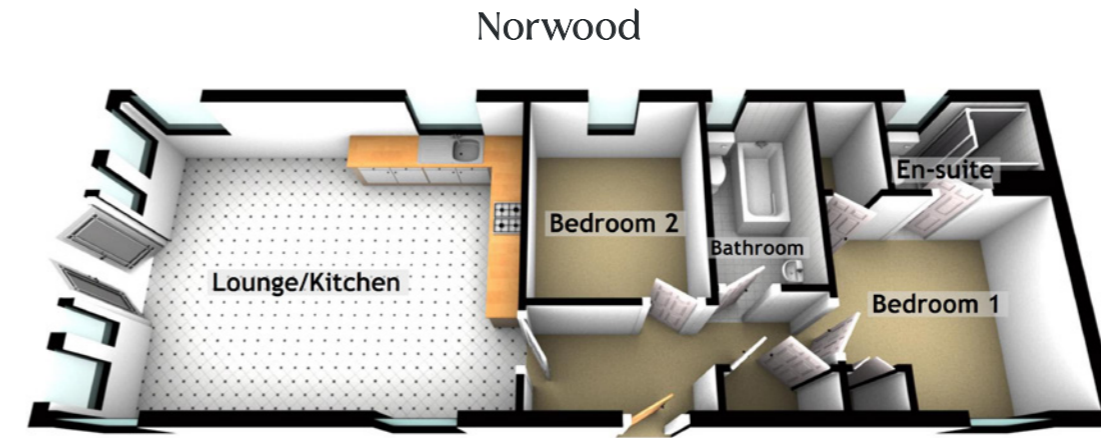
Approximate Dimensions (Taken from the widest point)

Lounge	4.46m (14'8") x 3.18m (10'5")
Dining Area	2.50m (8'2") x 2.25m (7'5")
Kitchen	2.87m (9'5") x 2.50m (8'2")
Bedroom 1	3.85m (12'8") x 2.78m (9'1")
En-suite	2.32m (7'7") x 1.14m (3'9")
Bedroom 2	3.60m (11'10") x 2.92m (9'7")
Bathroom	1.91m (6'3") x 1.76m (5'9")

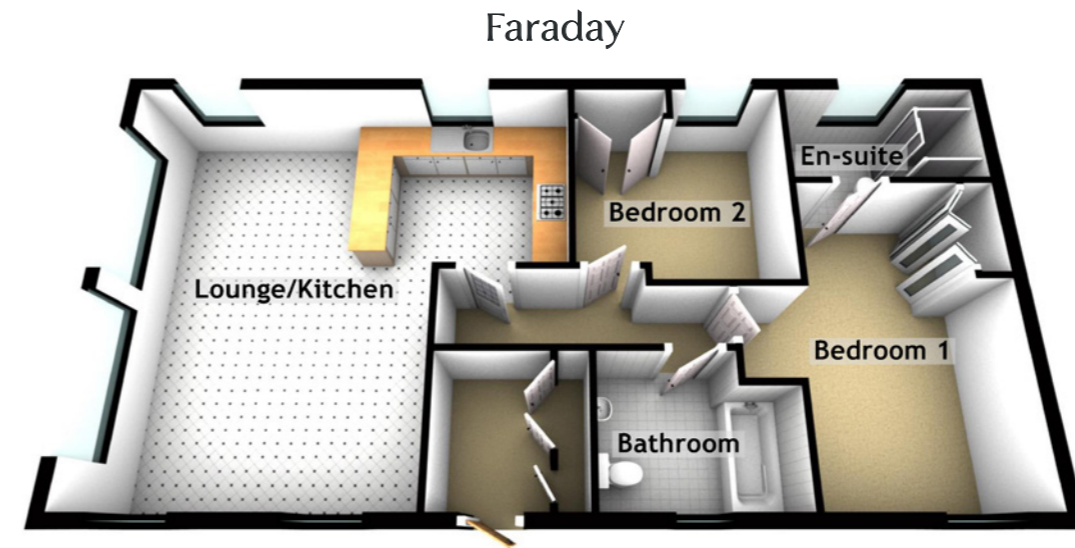


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.62m (18'5") x 4.25m (13'11")
Bedroom 1	3.00m (9'10") x 2.82m (9'3")
En-suite	2.05m (6'9") x 1.35m (4'5")
Bedroom 2	2.84m (9'4") x 1.83m (6')
Bathroom	2.66m (8'9") x 1.41m (4'8")



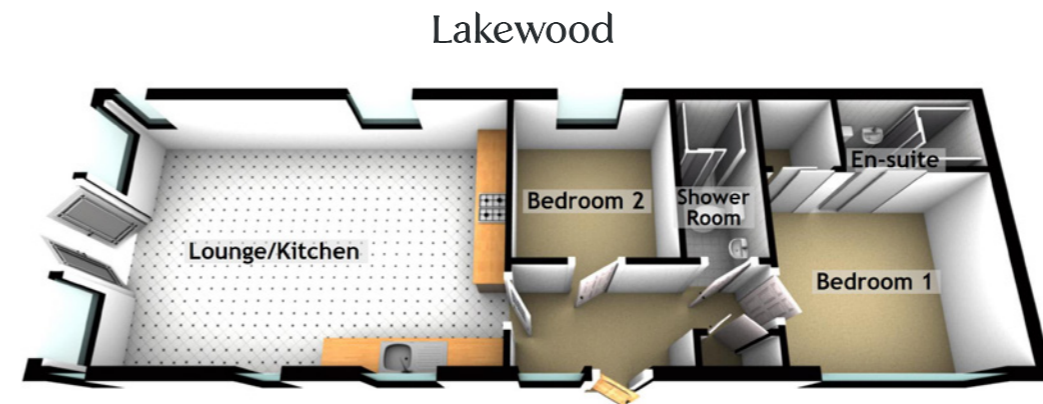
The Lampport & Norwood Park Homes



Floor Plans & Dimensions

**Approximate Dimensions
(Taken from the widest point)**

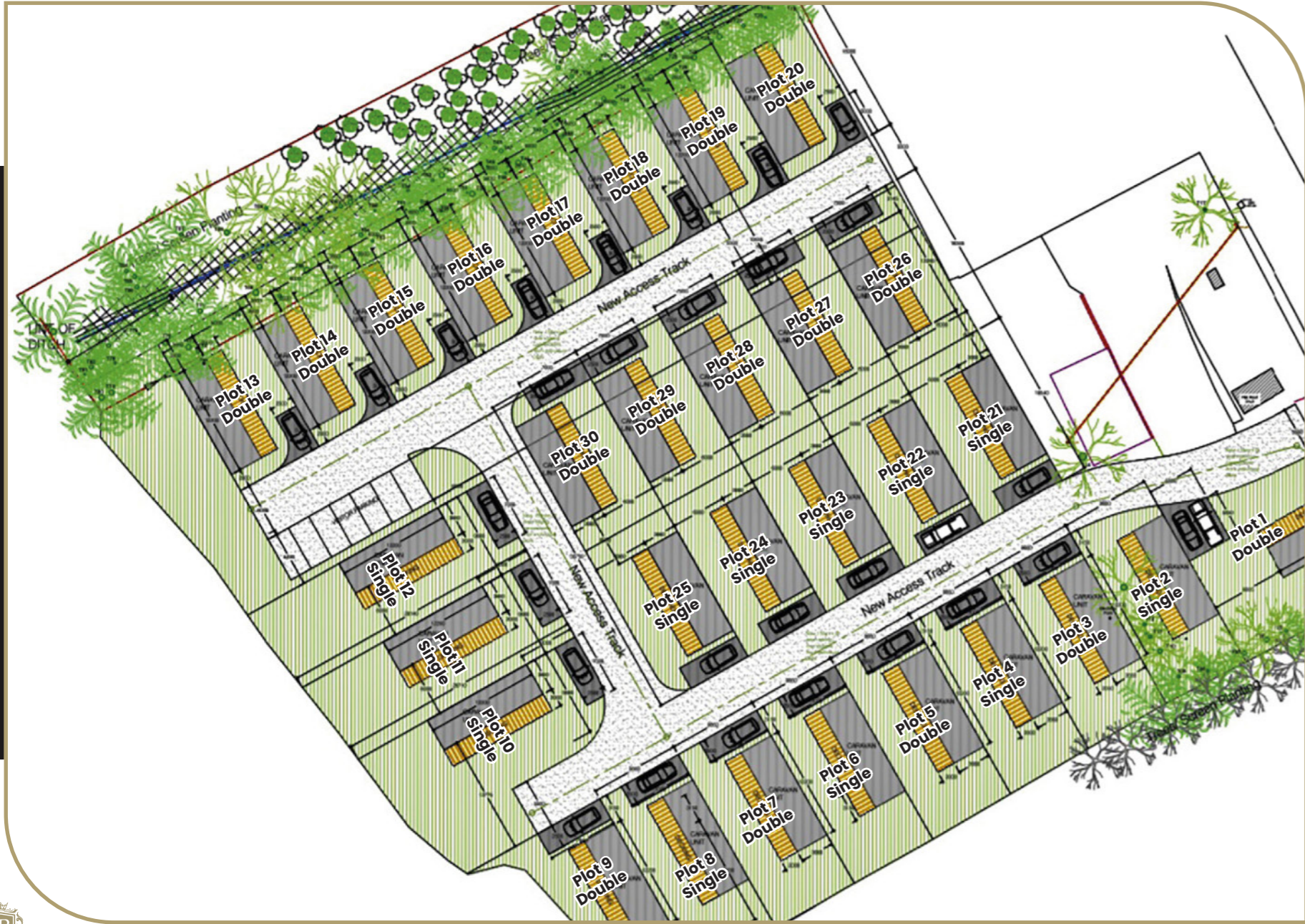
Lounge/Kitchen	6.30m (20'8") x 6.00m (19'8")
Bedroom 1	4.45m (14'7") x 3.70m (12'2")
En-suite	2.75m (9') x 1.45m (4'9")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.60m (8'6") x 2.00m (6'7")



**Approximate Dimensions
(Taken from the widest point)**

Lounge/Kitchen	6.10m (20') x 4.00m (13'1")
Bedroom 1	3.24m (10'8") x 2.80m (9'2")
En-suite	2.05m (6'9") x 1.10m (3'7")
Bedroom 2	2.50m (8'2") x 2.35m (7'9")
Shower Room	2.50m (8'2") x 1.15m (3'9")

The Faraday & Lakewood Park Homes



... The location offers *real peace and quiet* but with the added benefit of easy access to local amenities ...



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial