



## Plot 62, 37 Sandpiper Common, Lesmahagow, Lanark, ML11 0GP

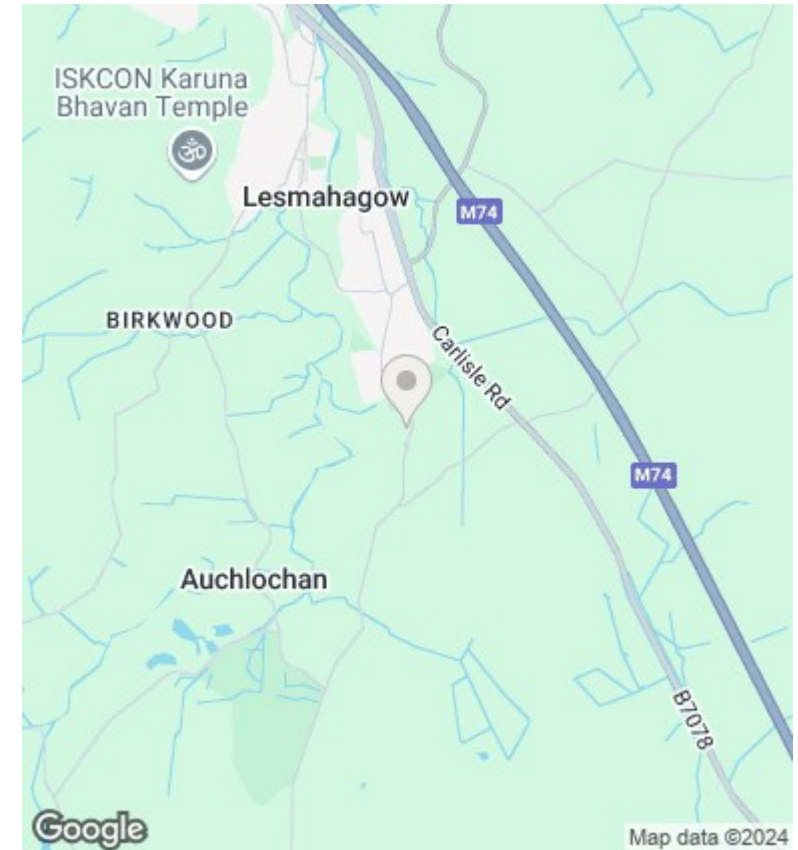
Fixed Asking Price £270,000

- \*LAST PLOT REMAINING\*
- High specification throughout
- Quality fixtures and fittings
- Completion due Summer 2022
- Exclusive development
- High specification throughout Feature 9 Magnet kitchen with Bi-folding doors Feature 5 Designer kitchen and bathrooms
- Solar Paneling
- Ideal for commuters via M74
- Spacious rooms
- Magnet kitchen with Bi-folding doors



ANNES VIEW, LESMAHAGOW, LESMAHAGOW ML11

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

## EPC Rating:

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