



RESIDENCE

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 3 Public Rooms | 4 Bathrooms

These immediately impressive contemporary homes enjoy a commanding position at the entrance to this outstanding development of 18 luxury detached villas by Modern Housing Group. Both homes will comprise of three public rooms and five bedrooms and will offer the discerning purchaser the opportunity to be involved in the internal layout design and bespoke finish and are scheduled for completion late summer 2023.

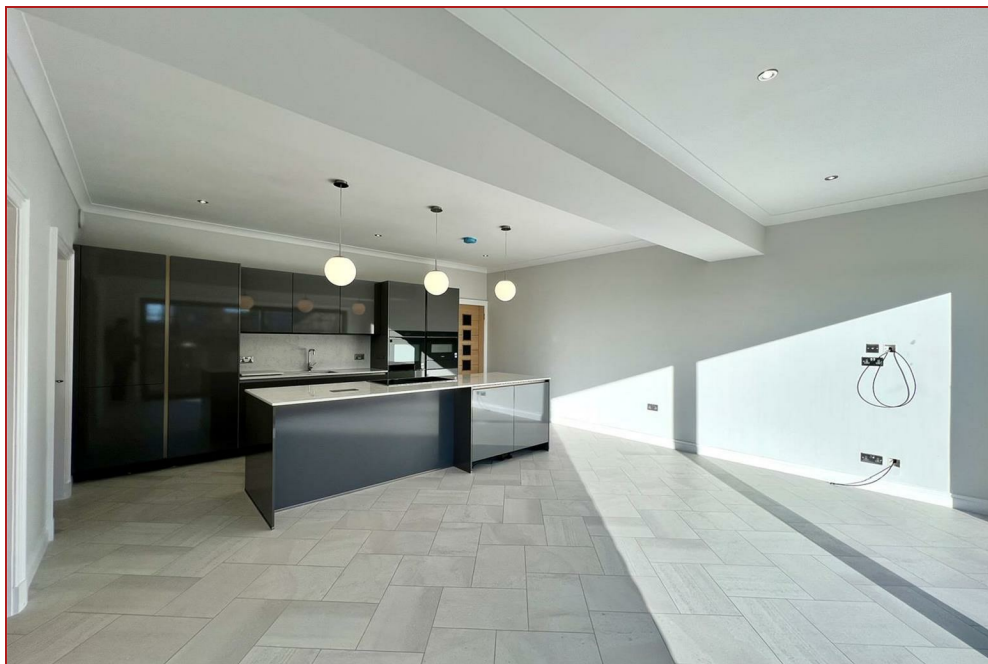
18 by the pond will be the only development of its kind in this highly regarded and semi rural area and the opportunity to acquire one of only two unique house types at the location is one not to be missed.

Our clients "Modern Housing" are synonymous with constructing thoughtfully designed and aesthetically pleasing homes and as such offer many stunning features as standard such as under floor heating, architectural brick and slate detailing, zinc clad window surrounds, high performance double glazing by Rational, LED Soffit lights, car charging point with battery storage and smooth render finishes.

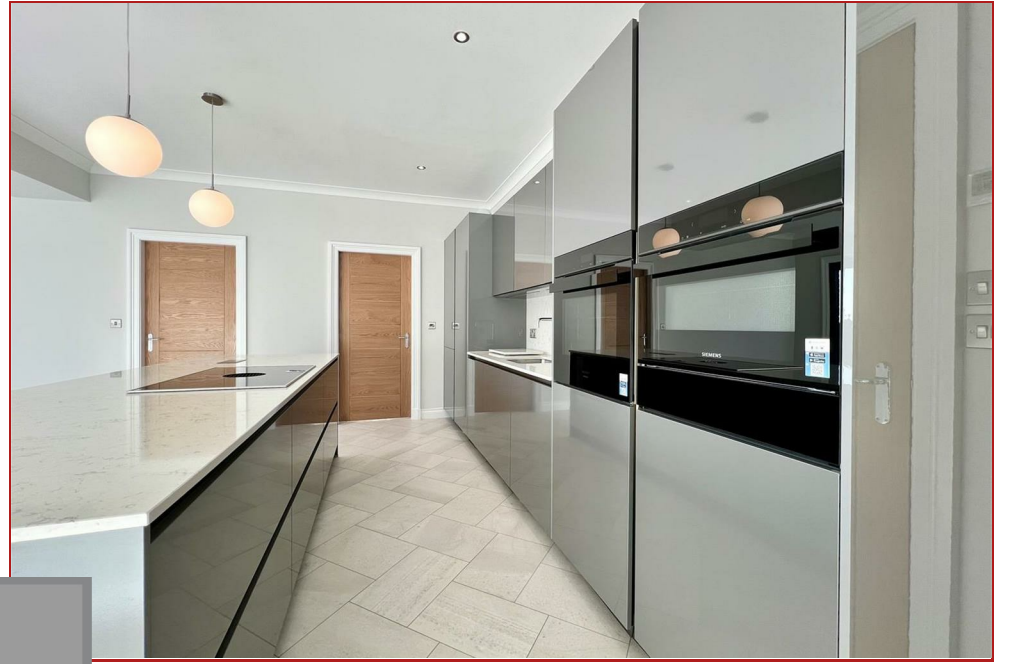
These boutique homes @ "18 By The Pond" will feature bespoke luxury kitchens by Palazzo with appliances by Siemens whilst all bathrooms and en-suites will boast contemporary sanitary ware and ceramic tiling by Porcelanosa and all garages will have electric access doors.

Set towards the North of the beautiful Clyde Valley, "18 by the pond" will be one of the most idyllic and desirable river front developments set only a short distance from the nearby M74 motorway which provides access throughout West central Scotland whilst the nearby Larkhall & Chatelherault train stations offer direct links to Glasgow city centre. The bustling town of Hamilton is just a short drive away with many recognisable High Street stores, excellent bars and restaurants as well as many sporting and recreational facilities.

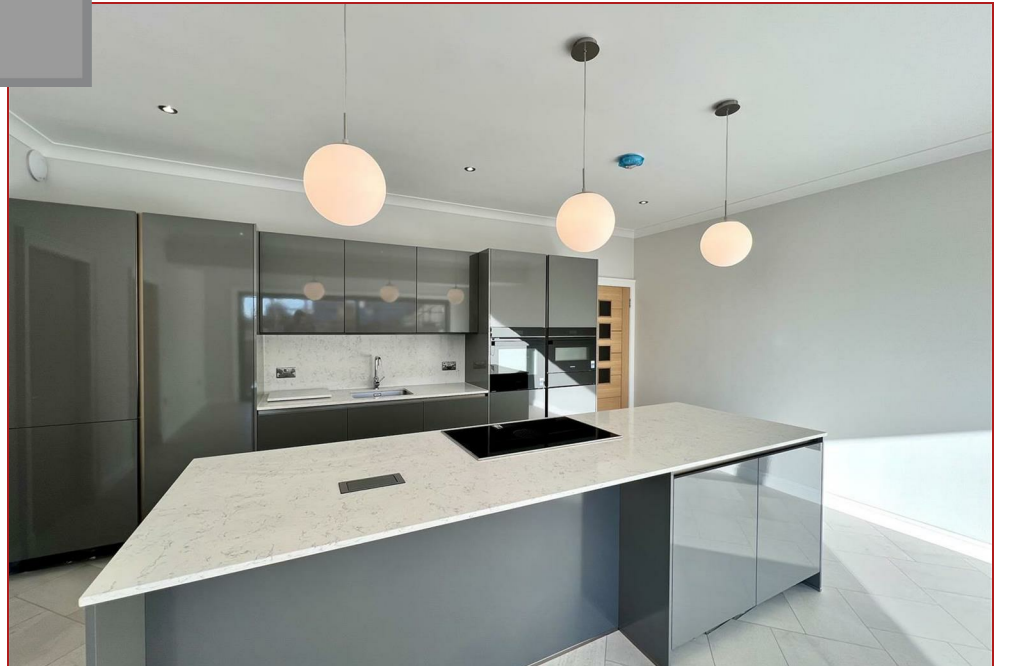
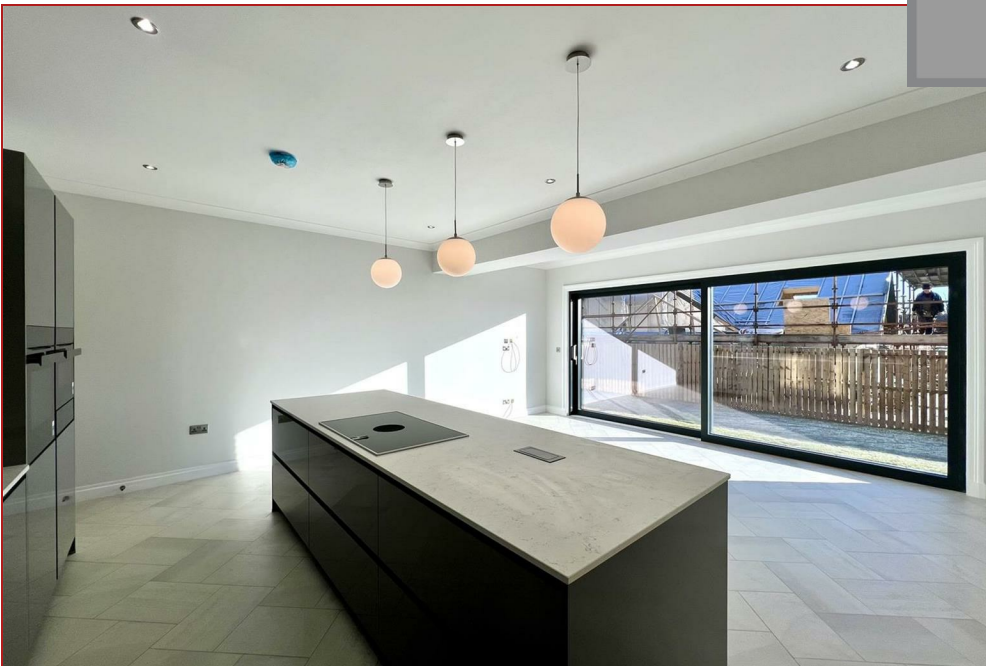
*Images are for illustration purposes only and final finishes may vary slightly throughout the development.



sq ft | EER =



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Plot 2



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.