



RESIDENCE

Plot 3 Hallhill , Glassford, ML10 6TS

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Hamilton

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## 5 Bedrooms | 2 Public Rooms | 4 Bathrooms

\*\*\*DEPOSIT/LBTT CONTRIBUTION AVAILABLE\*\*\*

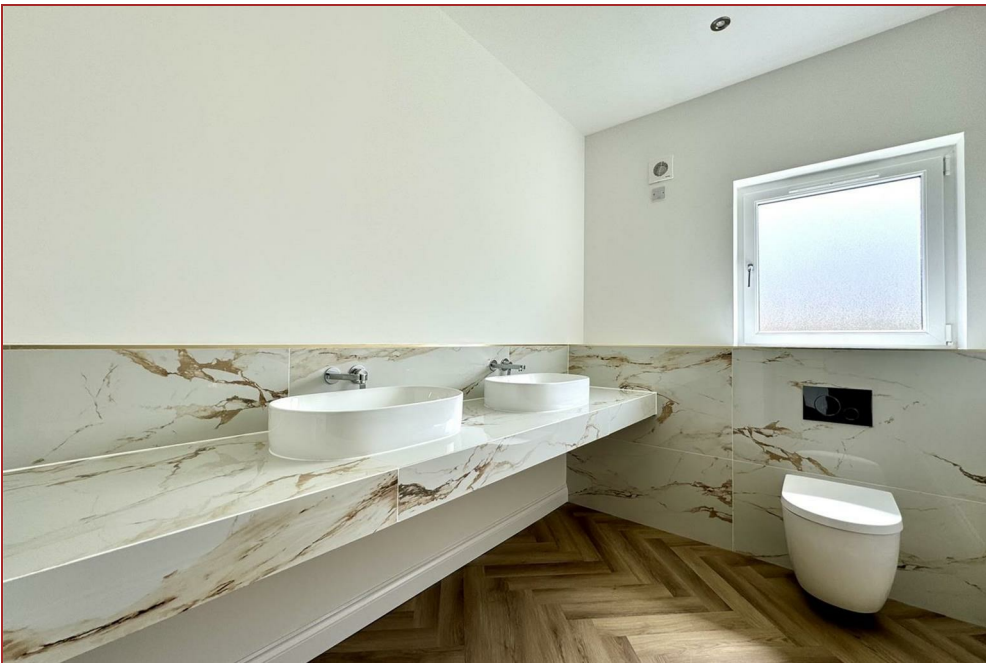
A fantastic opportunity to acquire a boutique villa set within what will be one of the most attractive semi rural developments within the area in recent times.

The site will initially consist of three bespoke homes which will be externally finished in a mix of dressed stone, extensive glazing and smooth render with pitched, slate roofs. Air source heat pumps shall provide economic energy whilst the high performance double glazing shall further enhance the energy efficiency of each villa.

Extending to approx 2,421 sq ft and set amidst private, fenced gardens each home shall have accommodation extending to welcoming entrance hall, large family lounge, fully integrated kitchen/living/dining room, utility room, cloaks/WC & home office. The upper level shall provide 5 sizeable bedrooms with 4 having access to en suite facilities.

There is scope for the potential purchaser to influence interior aspects such as kitchen and bathroom choices and floor coverings throughout (subject to agreed costings).

The surrounding open areas shall be landscaped and bounded by existing mature trees thus enhancing the tranquil appeal of this outstanding development.



2421.00 sq ft | EER =



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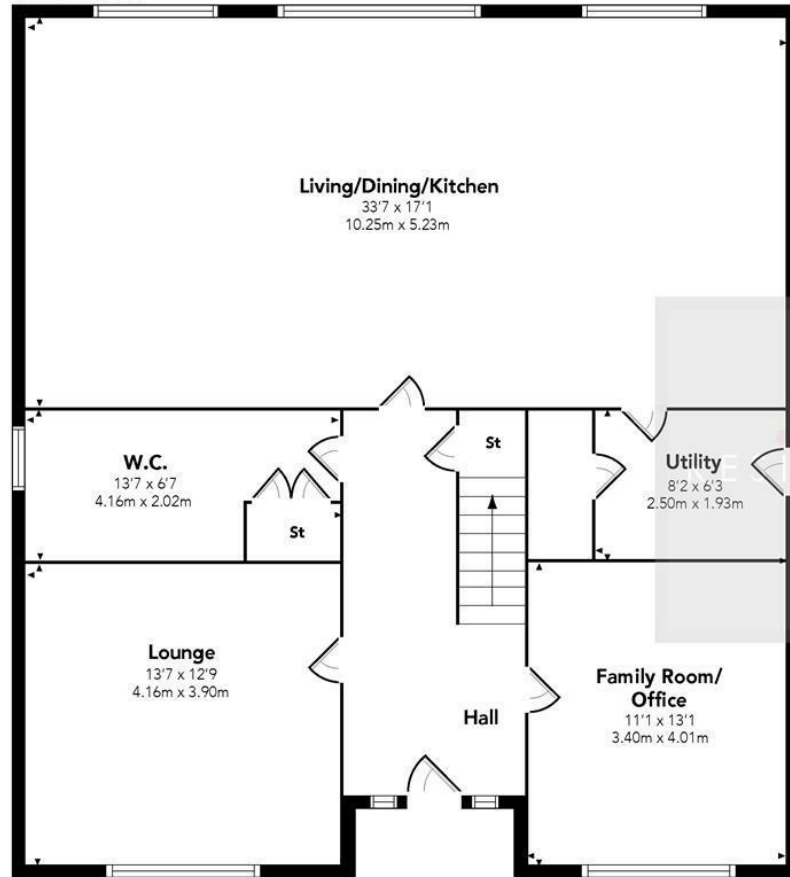




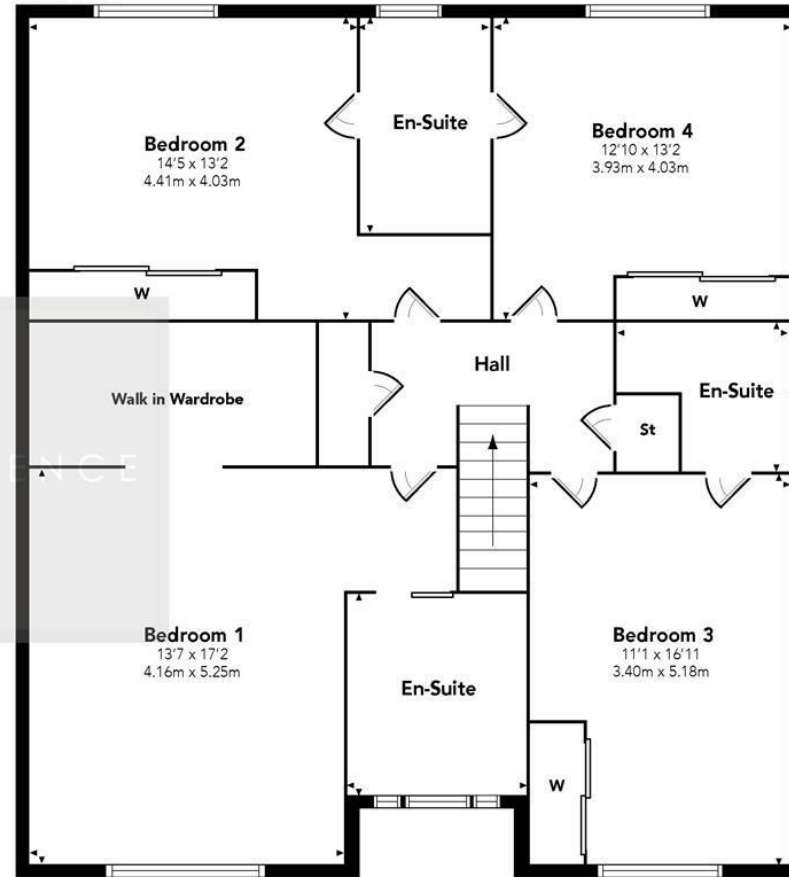


## Hallhill Development

GROUND FLOOR



FIRST FLOOR



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.