



RESIDENCE

Sydes Brae, Auchentibber, G72 0TL

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An excellent opportunity to purchase this building plot of land which previously had a detached cottage and has since been demolished and planning permission granted for a substantial detached villa.

Located within the small tranquil hamlet of Auchentibber, the plot extends to circa 1022 sq m (0.25 acres) is level, has mains water on site and has great views over the adjacent countryside and towards Hamilton and beyond. Planning permission has been granted to build a quirky, substantial home which would be circa 2949 sq ft and contain lovely sized rooms, double garaging and a balcony. Future purchasers may wish to alter the plans to suit their layout, size and design.

Auchentibber is a small hamlet on the back road between Hamilton and East Kilbride which houses a variety of modern and traditional homes and farms. The area is surrounded by grazing farmland and it's rare to find a building plot within this area. Hamilton and East Kilbride towns are a short drive away and home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. For those commuting, there's access to the nearby expressway which links with the M74 motorway, providing excellent road links throughout the west of Scotland.



Viewing by appointment with Residence Hamilton

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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.