



RESIDENCE

Plot 4 Hallhill , Glassford, ML10 6TS

www.residenceestateagents.co.uk



4 Bedrooms | 2 Public Rooms | 3 Bathrooms

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

The site will consist of five 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 1,819 sq ft and set amidst private, fenced gardens each home shall have accommodation extending to welcoming entrance hall, large family living/dining area, fully integrated kitchen and utility room, master bedroom with ensuite. There is a further 3 sizeable bedrooms with the option to have the home office as a 5th bedroom.

The homes are scheduled for completion by the second quarter of 2024 and 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.



1819.00 sq ft | EER =



of works. Any discrepancies to be brought to the immediate attention of WD Scotland Ltd

THIS IS TO CERTIFY THAT THIS IS A TRUE COPY OF THE DRAWING REFERRED TO IN THE APPLICATION

SIGNED
 DATED
 For Wilson Developments (Scotland) Ltd

Notes :-

D - plots 4 & 5 revised to bungalow
 C - notes added for B/C
 B - fencing added to boundary
 A - notes & trees added to planning comments



MPS Developments (Glassford) Ltd

Project
Proposed Residential Development at Hallhill Glassford

Drawing Title
Site Layout as Proposed

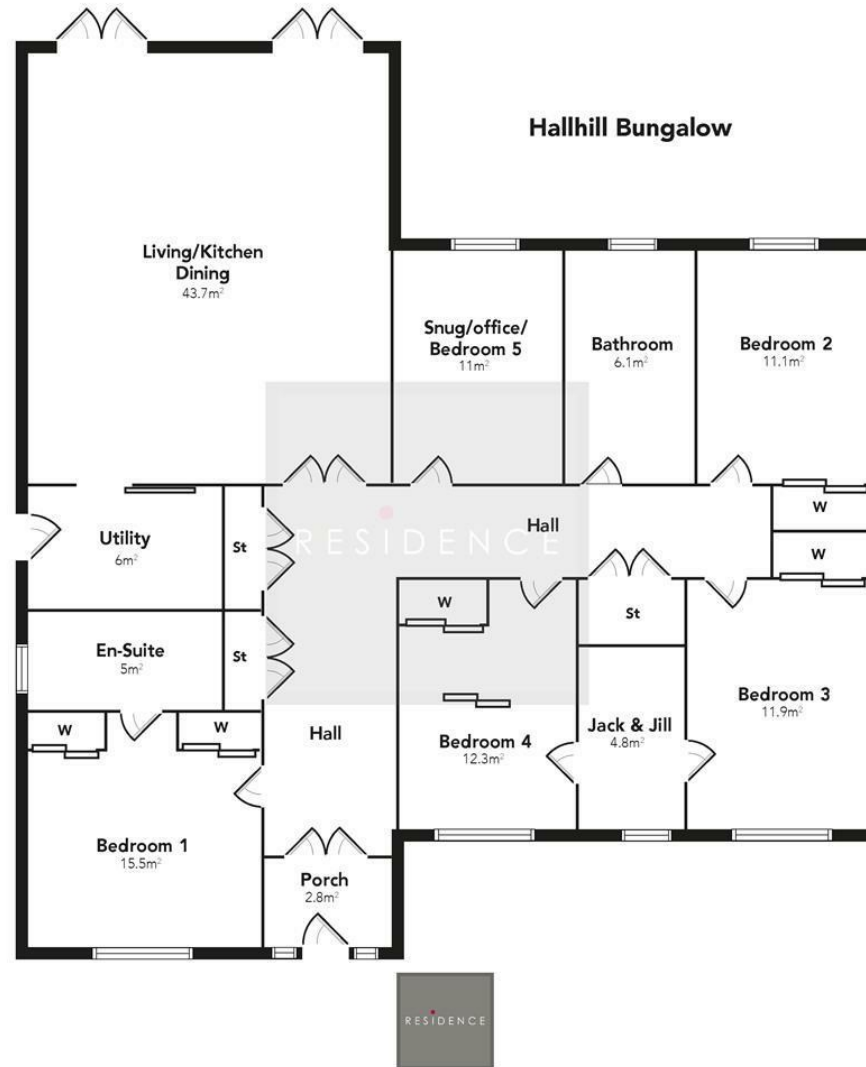
Scale	Paper
1:500	A3

Drawing By	Date
KD	Dec 23

Drawing No.	Project No.
00-005	22034

Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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.