



RESIDENCE

Plot 4 The Loch Lands Stepps Road, Auchinloch, G66 5DH

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Viewing by appointment with Residence Hamilton

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## 4 Bedrooms | 3 Public Rooms | 3 Bathrooms

This latest offering from award winning independent developer Perella Homes is a striking and contemporary collection of only seven detached villas in two distinct styles set on the periphery of the highly regarded village of Lenzie.

Both villa types will have accommodation extending to circa 2,800sqft with only a small variation in overall square footage and will comprise of entrance vestibule or large open entrance hallway, principal lounge, study, large open plan lounge area leading to the kitchen and dining area with separate cloaks WC and utility rooms off. The upper floors of each style shall provide four sizeable bedrooms with house style B offering a second en suite from bedroom two however house style A offers both an en suite shower room and spacious walk in closet.

The two energy efficient house styles offer a mix of style A & style B and form a cul de sac streetscape with rural views and countryside outlooks. Each home will be finished in a mix of smooth render and weathered timber cladding with ample glass apertures providing natural light whilst internally each home will have fully integrated kitchens by Silverbirch with Siemens appliances and stylish bathrooms and wet areas with tiling by Porecelanosa.

Solar PV panels are included as standard as is garden fencing whilst each home will benefit from having a NHBC guarantee.

The attached site layout and specification sheet shall provide more detailed information and we advise that all specifications mentioned are subject to material availability at time of construction.



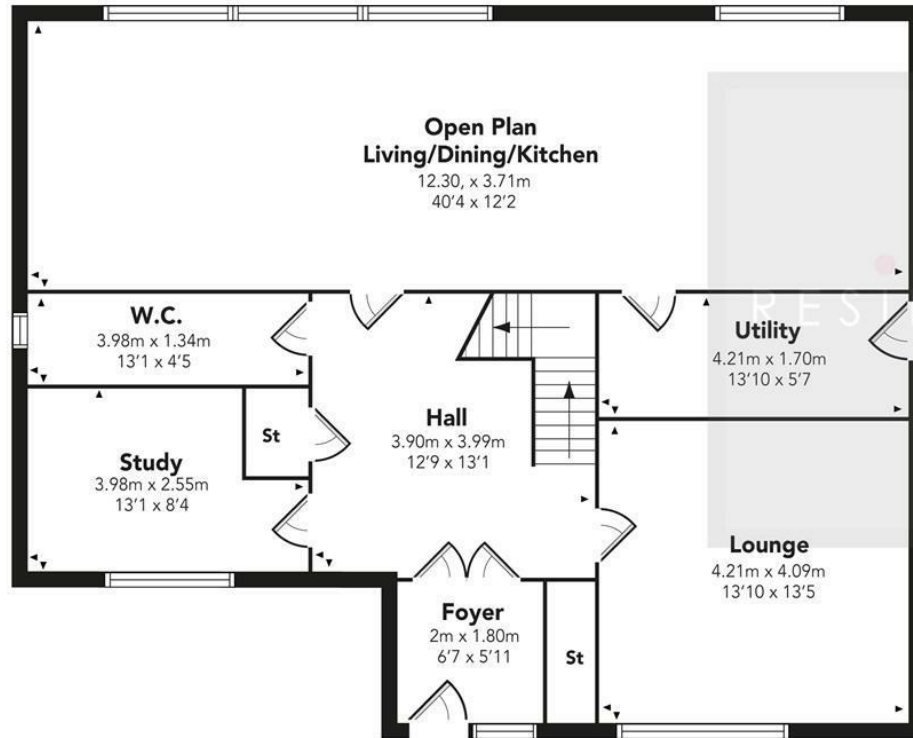
2314.00 sq ft | EER =



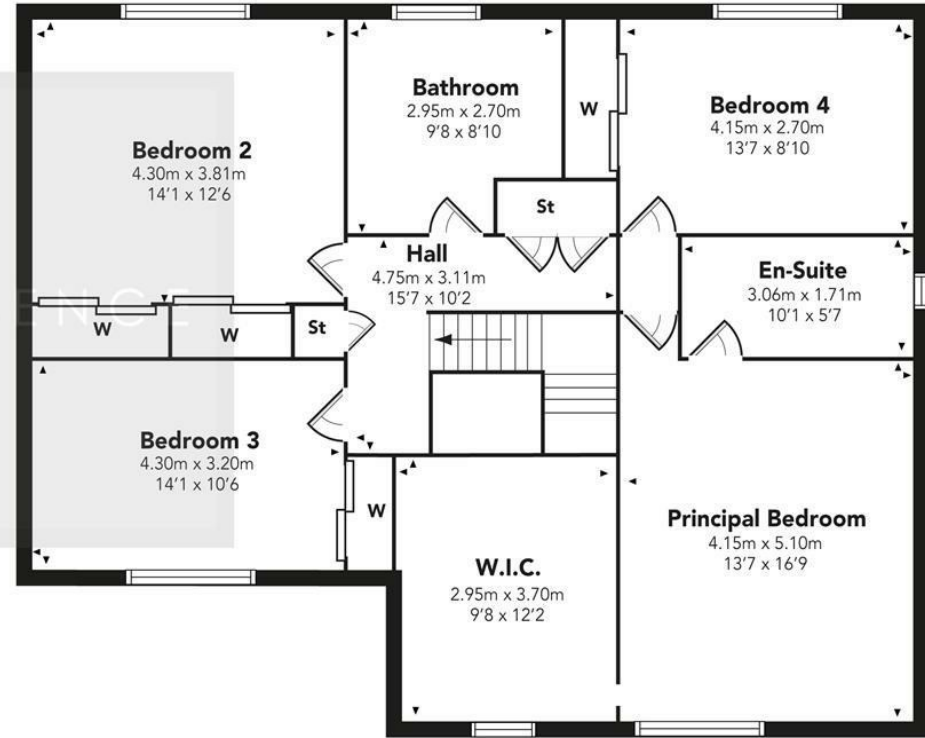


## Perella Lenzie Type A

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.