



RESIDENCE

36 Brocketsbrae Road, Lesmahagow, ML11 9PT

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



Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG



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## 5 Bedrooms | 2 Public Rooms | 4 Bathrooms

**\*\*A SECOND OPPORTUNITY\*\*** £20,000 Of Available Incentives\*\*

The property is being reintroduced to the market following a buyer's change in circumstances. It received strong early interest, and is now available for immediate entry.

The property is now available at a fixed price of £475,000, with £20,000 of incentives available for buyers who complete before 1st June 2026.

Set within the semi-rural location of Brocketsbrae, Lesmahagow this exceptional new build home occupies a commanding position and is set amidst professionally landscaped garden grounds which afford large level lawned areas and a sizeable gravel driveway.

The property was a commission build but is unexpectedly back to market and therefore offers the potential purchaser a great opportunity to acquire a spec enhanced contemporary home which is turnkey ready.

The accommodation on the ground floor extends to welcoming entrance hallway, principal lounge, fantastic open plan lounge/dining area with feature glasswork, open plan dining kitchen with bespoke cabinets and integrated appliances, utility room, bedroom 5 or home office and cloakroom. The bespoke staircase leads to a sizeable upper landing and in turn four large bedrooms with two en suite shower rooms and family bathroom



2830.00 sq ft | EER =



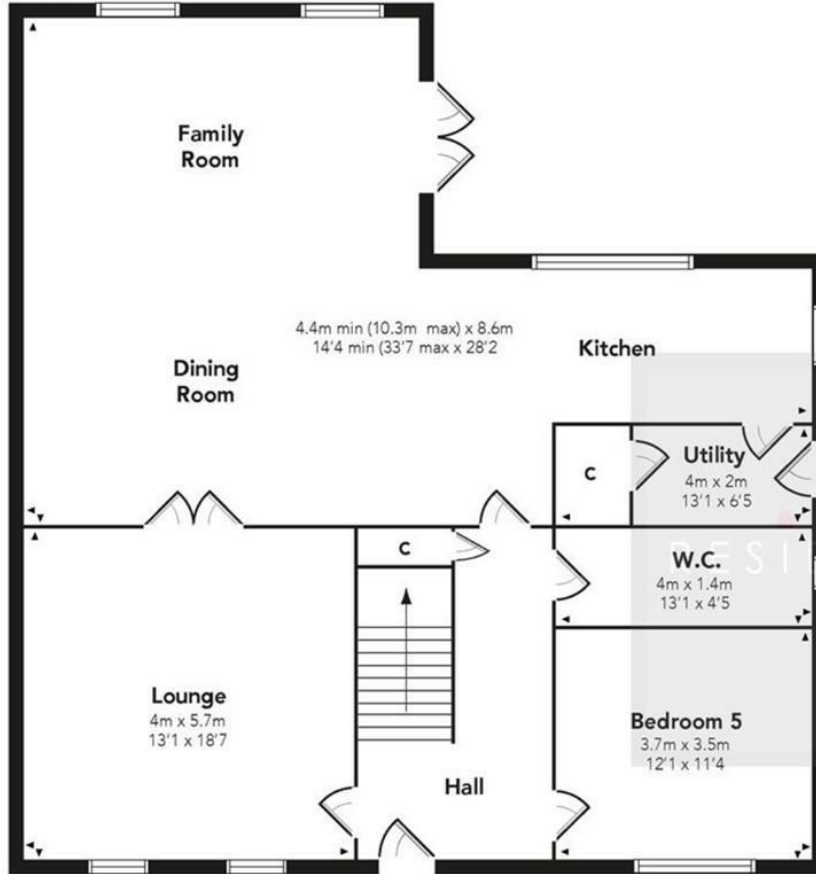
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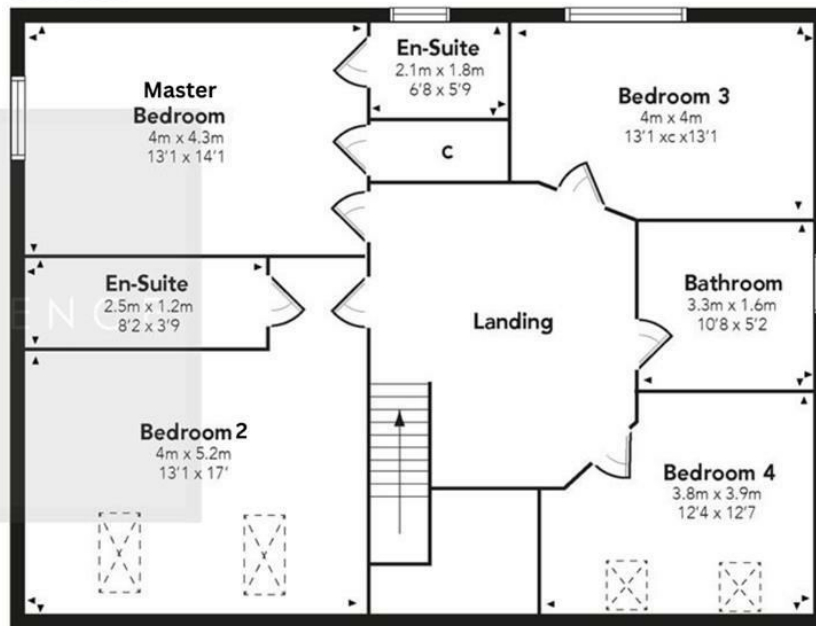


GROUND FLOOR



Brocketsbrae Road

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.