



OFFERS OVER

£120,000

Millwell Road
Leaburn, G75 0QL

PROPERTY SUMMARY

Situated within the peaceful and picturesque hamlet of Leaburn this stunning plot offers a discerning purchaser the opportunity to realise their dream of building a stylish, modern, detached home upon a picture postcard piece of land, enveloped by a babbling brook, and enjoying beautiful views across the surrounding countryside.

Planning permission and building warrant have already been granted for an attractive, and thoughtfully designed, three-bedroom, detached villa extending to approximately 2175sqft . Care has evidently been taken to ensure the property sits sympathetically within its pretty, semi-rural, surroundings whilst offering contemporary, and comfortable accommodation conducive with modern living.

The location offers the best of both worlds by being rural whilst remaining within easy reach of Glasgow city centre, M77, M74, and Hairmyres train station. Excellent facilities can be found in the nearby town of East Kilbride with a Morrisons supermarket situated around 3 miles away. The smaller traditional market town of Strathaven is also nearby with a great selection of restaurants, bars, coffee shops, and independent retailers. For those who like to be able to walk to the village pub, the Auldhouse Arms within roughly 30 minutes by foot.

The CGI is a representation of the proposed build, and not entirely accurate on detail.









LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

Exempt

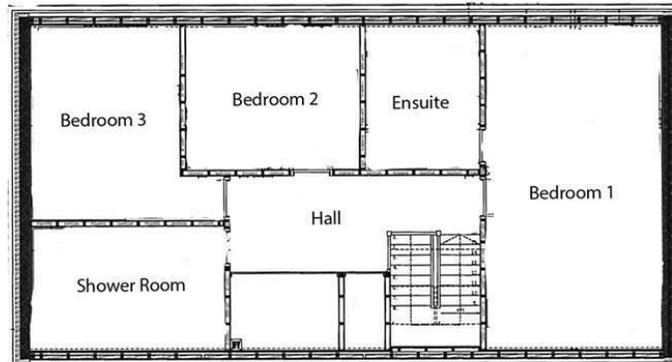
VIEWINGS

By prior appointment only

Ground Floor



First Floor



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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