



RESIDENCE

Plot 13 The Rosslyn Bertram Avenue, Kersewell, ML11 8TB

www.residenceestateagents.co.uk



Viewing by appointment with Residence Lanark
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3 Bedroom | 1 Public Room | 3 Bathroom

"The Rosslyn" which sits on plot 13 has exceptional views and is a luxury 3 bedroom bedroom contemporary bungalow that is approximately 178m².

You are met with a fantastic triple car driveway that leads to the garage and entrance to property. As you enter the front facing door you are met a welcoming reception hallway that features a stunning curved wall hallway leading to all compartments including three double bedrooms, a large family shower room and the huge open plan family living and kitchen area. The open plan living and kitchen area has vaulted ceilings incorporating three zones for a contemporary kitchen, formal dining space and a lovely family area. The room boasts full size glazed bi-fold doors overlooking the rear garden and the exceptional views out towards Tinto. There is a separate utility room as well as large store and you have access to the garage and side garden from the utility room.

Master bedroom again boasts the fantastic full vaulted ceilings with double height floor to ceiling windows that floods the master in natural light along with the two French Doors that lead to the back garden. Fully fitted wardrobes and the stunning modern master en-suite finish off the master bedroom.

Bedroom 2 is also a double sized bedroom which has its own en-suite comprising low flush w/c, wash hand basin and double shower. Bedroom three again a double bedroom with fitted wardrobes. The large bright modern shower room finishes off the property.

The property benefits from LPG heating, double glazing and solar panels. Triple car driveway to front leading to garage.

Bertram Avenue, Kersewell is a beautiful small community situated close to the market Towns of Biggar, Lanark and Carnwath. Biggar, Lanark and Carnwath all offer a range of fantastic amenities.

Images are for illustration purposes only final finishes may vary throughout the development



1915.00 sq ft | EER =



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The Rosslyn



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.