

The Badminton

STRATHAVEN ROAD, SOUTH LANARKSHIRE, ML9 3PA



COTS CASTLE
PARK HOMES ESTATE



A stunning two bedroom detached park home, situated with the Cots Castle gated exclusive residential park



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part Exchange Available. Situated within the exclusive Cots Castle residential park home development in an over 50's site with beautiful views of the rolling Lanarkshire countryside, is this stunning two bedroom park home. This exclusive residential park home development is perfectly positioned within beautiful grounds and will appeal to those who enjoy the peace and quiet.

This beautiful Stately Albion Badminton has been designed to the highest standard to provide both luxurious and comfortable living. This property boasts a beautiful view of the countryside. Inside this home, you will find light-filled and spacious accommodation and an inspired layout all on one level. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Once inside, the discerning purchaser(s) will be greeted with a first-class specification.

THE PARK & VIEW





On entering the home through a welcoming hallway entrance, you will see that the property is fit for today's modern living. The bright and airy lounge come dining area is flooded with natural light. A further feature is the fire and surround as it is the focal point - which gives the room a real cosy feel. The dining area will be popular when entertaining friends and family and is positioned next to the kitchen, meaning the chef will never be too far from the party.

THE LOUNGE





THE KITCHEN



The kitchen includes a quality range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It comes complete with a host of integrated appliances.



The clear, crisp and contemporary styling continues into the two well-appointed bedrooms and the study. The master bedroom is further complemented with an impressive en-suite and walk-in wardrobe. The contemporary bathroom suite completes the impressive accommodation internally.

THE MASTER BEDROOM



BEDROOM 2



THE STUDY



THE BATHROOM



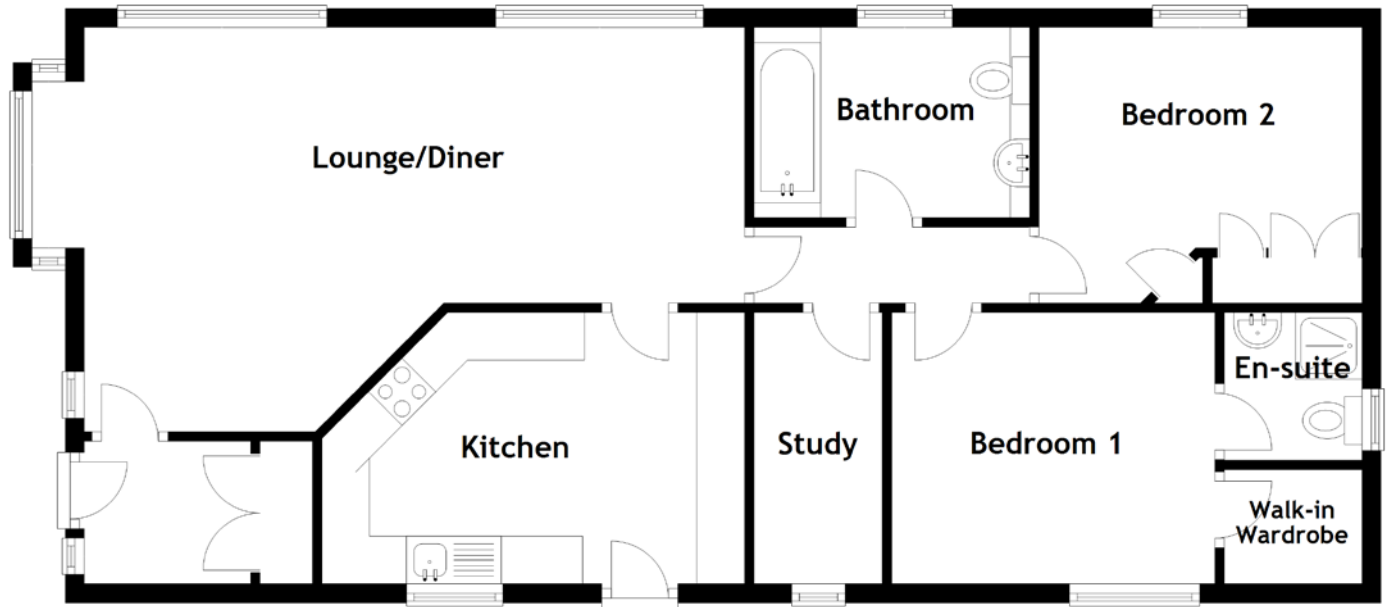
Externally there are well-tended gardens. A driveway provides off-road parking for a number of vehicles. The garden grounds are a real suntrap and many an evening will be spent here enjoying the peace and quiet.

Constructed by Stately Albion who is Europe's oldest park home manufacturers, these homes can be customised and designed to suit your living requirements and can be purpose-built for you within a couple of months. The development is purpose-built for over 50's and is designed to offer independent living to like-minded residents and create a safe, secure and friendly environment with your own detached home. The Badminton is a current stock home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

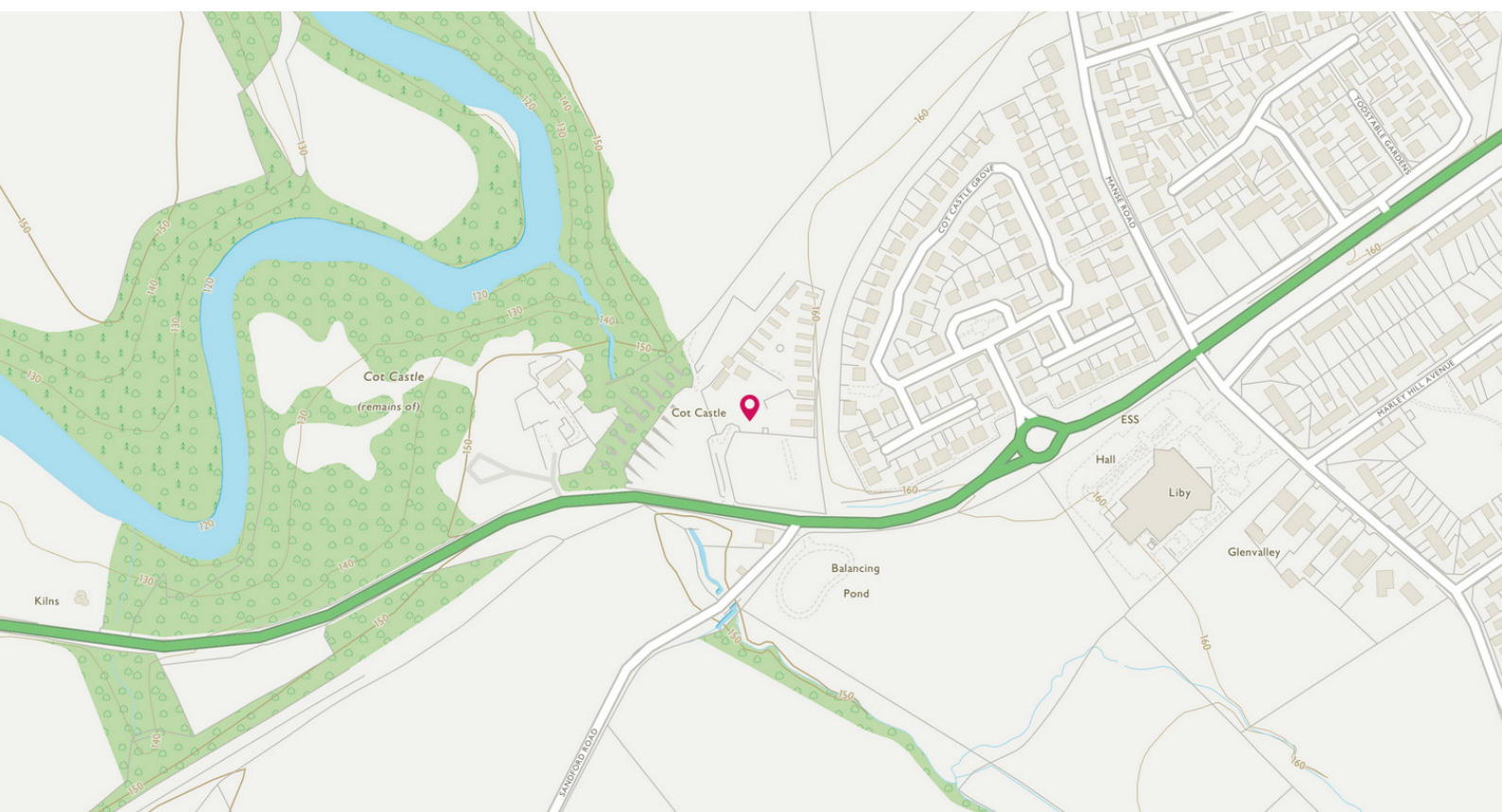


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 6.95m (22'10") x 4.25m (13'11")
 Kitchen 3.50m (11'6") x 2.85m (9'4")
 Bedroom 1 3.40m (11'2") x 2.85m (9'4")
 En-suite 1.85m (6'1") x 1.55m (5'1")

Walk-in Wardrobe 1.85m (6'1") x 1.25m (4'1")
 Bedroom 2 3.40m (11'2") x 2.90m (9'6")
 Study 2.85m (9'4") x 1.35m (4'5")
 Bathroom 2.90m (9'6") x 2.00m (6'7")

Gross internal floor area (m²): N/A
 EPC Rating: N/A



THE LOCATION

The property is positioned within a gated development close to the historic town of Strathaven. Strathaven is a popular village that caters for the majority of everyday requirements and a broad selection of shops, leisure facilities and professional services.





The village of Stonehouse is also closeby and offers a range of local amenities which include shopping, schooling, transport and recreational facilities, whilst the larger town of Hamilton lies a few miles distant. For the commuter there is easy access to the M74 which connects East to Edinburgh, West to Glasgow and all surrounding districts.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.