



## NEW TROWS ROAD, LESMAHAGOW, LANARK OFFERS OVER £179,995

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Planning permission has been granted for this small and exclusive development of twelve two bedroom flats which are conveniently located close to the amenities of the town. The site has been cleared and ground works have started for the future land purchaser. The proposed flats have been thoughtfully designed with ten of the properties finished with en-suites whilst there would be residents parking and private gardens. The site is larger than it initially appears and would make a great development once completed.

Further planning information can be found on South Lanarkshire Planning Portal with reference CL/16/0309.

Lesmahagow is a small town providing everyday shopping facilities including a Tesco store and good schooling. The surrounding area offers a wide variety of parks, sports facilities and several pubs and restaurants. For those commuting by car the road network links with the M74 motorway both north and southbound and to the M8 motorway linking Glasgow and Edinburgh. Glasgow airport is easily accessible with the recently opened extension to the M74.





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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.