



BROOMKNOWE, BLAIR ROAD, CROSSFORD, CARLUKE

OFFERS OVER £349,000

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The whole site is approximately 8.5 acres, a good balance of open space and woodland, leading down to the River Nethan.

Full detailed planning permission has been granted (details on the South Lanarkshire Planning Portal, application P/21/2109) for a one and a half story, 3900sqft home, with a detached double garage.

All the services are on site, electricity, mains water and a septic tank, also BT line with fibre connection.

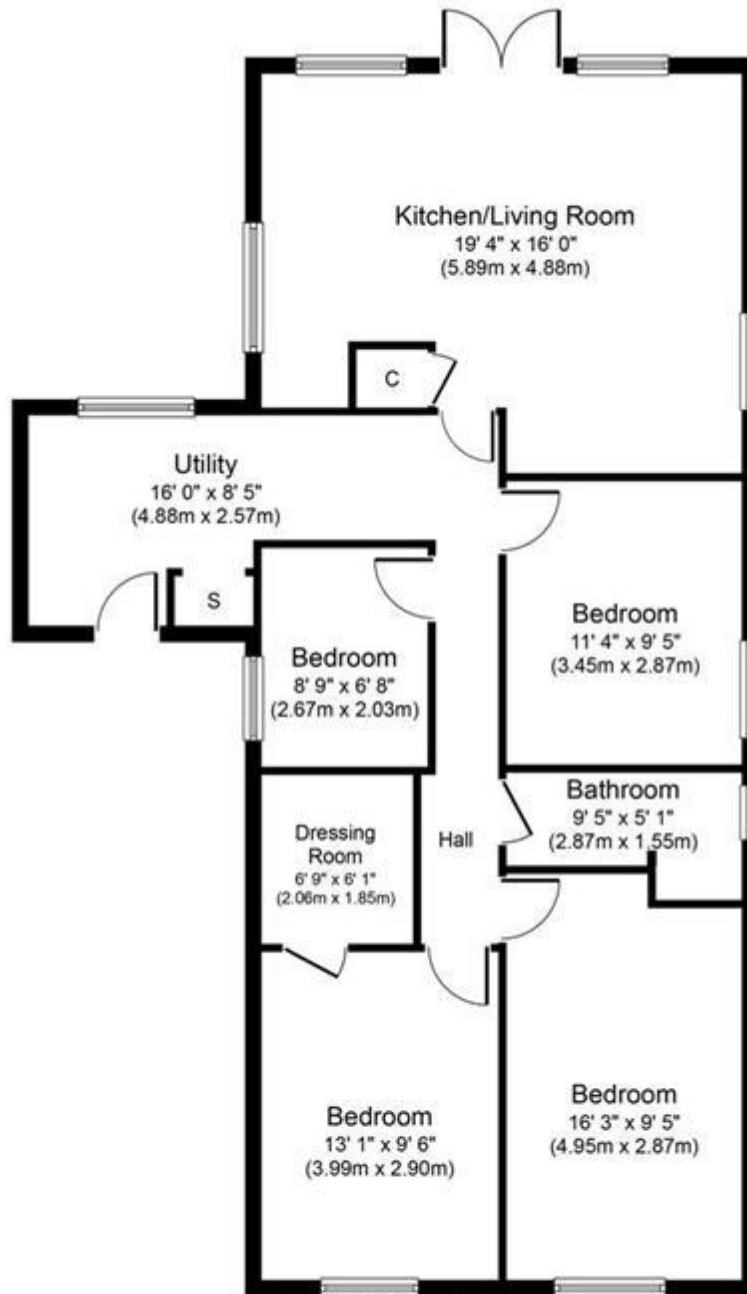
Also included in the sale is a fabulous 4 bedroom log cabin, which you can live in while building your dream home.

The site is located on the edge of Crossford, a highly desirable area in the Clyde Valley. The village has a modern primary school, village shop with post office, dental practice and ample outdoor space along the River Clyde, popular with walkers and outdoor enthusiasts. A great variety of garden centres within a couple of miles, with restaurants and cafes, always popular.

An excellent area for the commuter who needs to access the central belt of Scotland, both Edinburgh and Glasgow airports are around 45minutes by car. The M74 is only a ten minute drive from Crossford, providing access North and South, the nearest train station is in Carluke, again a short drive.



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Approximate Floor Area
1,008 sq. ft.
(93.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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