



**abbeygreen
gardens**

Lesmahagow



A SELECT DEVELOPMENT OF 2, 3 & 4 BEDROOM SEMI DETACHED AND DETACHED BUNGALOWS IN THE TOWN OF LESMAHAGOW

WWW.SOUTHVALEHOMES.CO.UK

flourish and grow



Luxury living all on one level...



ABBEYGREEN GARDENS IS SURE TO BECOME ONE OF LESMAHAGOW'S MOST SOUGHT-AFTER ADDRESSES WITH THESE UNIQUE BUNGALOWS OFFERING LUXURIOUS AND FLEXIBLE LIVING.

Set within the heart of the town and close to all the amenities, this is a select development of two, three and four bedroom semi detached and detached bungalows set in heart of this Lanarkshire town. Life at Abbeygreen Gardens is perfect for those looking to have the best of both worlds - a happy and healthy life in a semi rural setting while still being able to reach the city and town with ease thanks to great road network links. Now with this charming development you have the chance to enjoy a new life in the special and spacious surroundings of Abbeygreen Gardens.

Life here has been designed to give you more. More space, more freedom, more luxury. Southvale Homes have created spacious and light living spaces behind traditional facades with interiors that exude elegance in both design and finish. Built with an unfailing attention to even the smallest detail, your new home boasts stylish kitchens, bathrooms, fixtures and fittings. Complete with private gardens, landscaped to front and back and private parking for two cars, these are homes of distinction. With so much to enjoy, so close to home, welcome to life at Abbeygreen Gardens.





Lesmahagow, where life can be different every day...

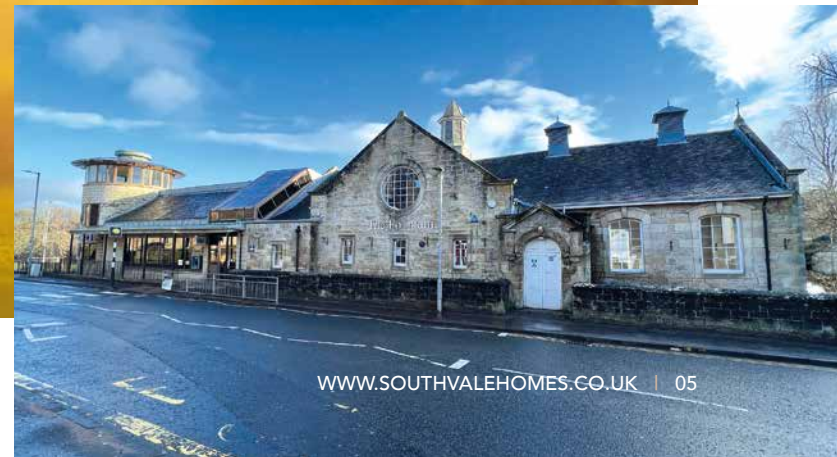
LESMAHAGOW IS A SMALL SOUTH LANARKSHIRE TOWN SURROUNDED BY PICTURESQUE COUNTRYSIDE ON THE EDGE OF MOORLAND NEAR LANARK. HERE IN THIS SEMI RURAL LOCATION, YOU WILL FIND THAT LIFE MOVES AT A MORE GENTLE PACE.

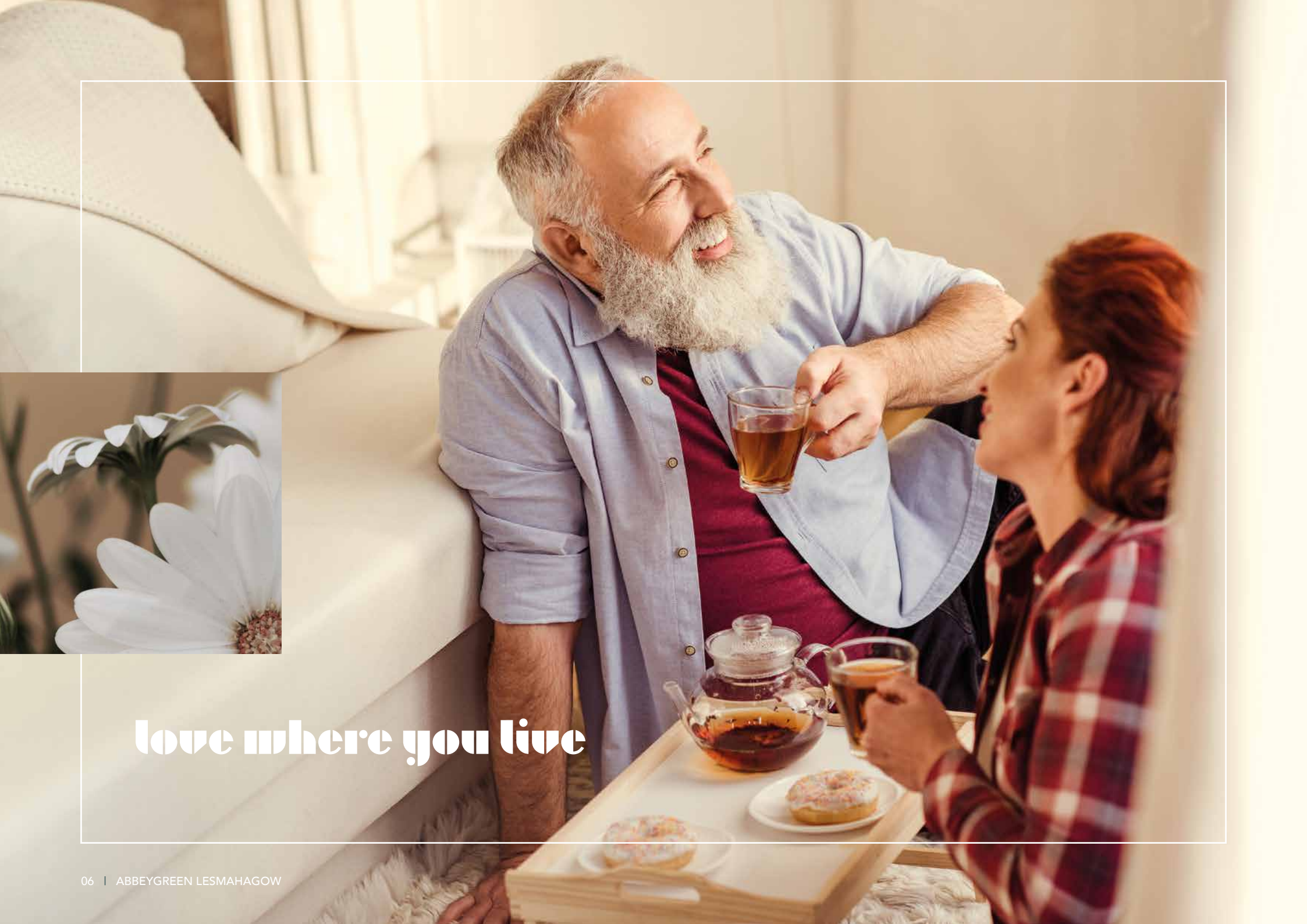
The village centre provides everyday shopping facilities and includes a bank, health centre, cafes, and a variety of local amenities including a Tesco supermarket with a petrol station. A wider range of facilities are available in the historic Royal Burgh of Lanark or alternatively, Hamilton which is twelve miles away via the M74 motorway. There is good schooling with Milton Primary and Lesmahagow High School which hosts sports facilities with a multi-purpose sports and leisure centre right on your doorstep, mere minutes walk away. There is no need for the school run here.

Your new home sits directly across from Glebe Park, perfect for a kick about or a walk with the dog. It's also home to The Highland games which are held annually in June each year with Pipe Bands, Highland dancing, tossing the caber and much more. While the nearby Hollandbush Golf course and country club provides a 18 hole parkland course with magnificent scenery and panoramic views. The surrounding area offers a wide variety of parks, sports facilities and several pubs and restaurants. Minutes from the M74 motorway, Abbeygreen Gardens is ideal for those looking to commute to Glasgow and Edinburgh. Glasgow airport is easily accessible with the recently opened extension to the M74. A good bus route to Lanark and surrounding areas, the X74 will take you from Lanark into Buchanan bus station.

A golfer wearing a striped polo shirt, white trousers, and a white cap is captured in the middle of a golf swing on a green. The background is a soft, golden sunset over a line of trees, creating a warm and peaceful atmosphere.

a gentler pace





love where you live



Designed to be as individual as you are...

WHAT'S COOKING?

Your designer Kitchen by Magnet will be a cleverly conceived space, fitted with contemporary appliances giving you the perfect balance of design and technology and a stylish heart to your home, a place where friends and family will want to linger.

SPLISH SPLASH

Designer bathrooms and en-suites at Abbeygreen Gardens have been designed to look elegantly simple with white sanitaryware, chrome fittings and integrated fitted vanity furniture, creating a stylish minimal look.

THE GREAT OUTDOORS

Every attention has also been lavished on your precious outside space. Generous family gardens enjoy slabbed patio areas to the rear.





stylish specification

INTERNAL

- White gloss finish to pdf skirtings, facings and panelled doors
- Quality fitted Kitchens by Magnet, comprising integrated oven, hob, hood, fridge/freezer, chrome taps and space provided for a washing machine
- Bathrooms and En-suites to have quality sanitary ware and where specified, decorative wet wall board
- Bedrooms to have wardrobes with shelving and hanging rails, unless otherwise noted. Refer to floor plans for clarity on design layouts
- Walls and ceilings to be finished in Dulux Snowflake and white emulsion, respectively
- Central heating throughout via thermostatically controlled radiators.

EXTERNAL


- Landscaped gardens with turf finish, slabbed footpaths, two off-street parking spaces and electric car charging point will be a feature of all properties
- Public roads and footpaths, with street lighting will benefit the development and adopted by the Local Authority on completion
- Properties to be finished in a combination of facing brick and roughcast finish
- All external fascias, soffits and barge boards to be finished in UPVC
- All external windows and doors to be UPVC triple glazed
- Timber post and rail boundary fences between plots. Refer to Site layout for further information.



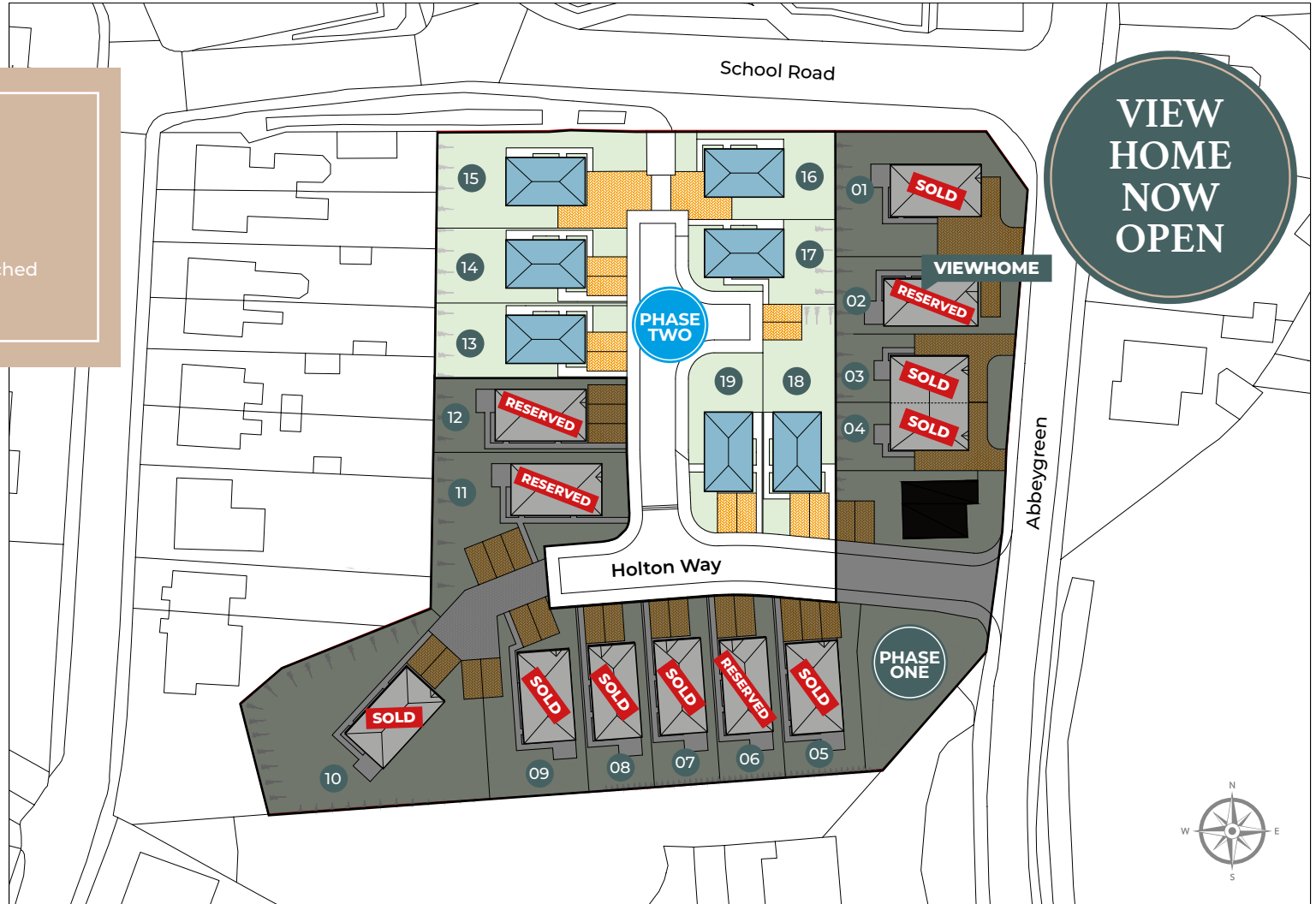
Jim Holton

Your new address here at Holton way has been chosen to commemorate Scottish footballer and local legend Jim Holton. Born in Lesmahagow in 1951, Jim played in 15 international matches for Scotland scoring two goals. One of those goals came in a win against Czechoslovakia that helped Scotland qualify for the 1974 FIFA World Cup. He played in all three Scotland games at that tournament. As a centre-back he played for Shrewsbury Town, Manchester United, Miami Toros, Sunderland, Coventry City and Detroit Express. Near unbeatable in the air and assertive in the tackle, he was a great favourite at United inspiring the fan chant - 'Six foot two, eyes of blue, big Jim Holton's after you'. Never mind that Jim's eyes were brown it never failed to strike fear in the heart of the opposition.

Site Plan

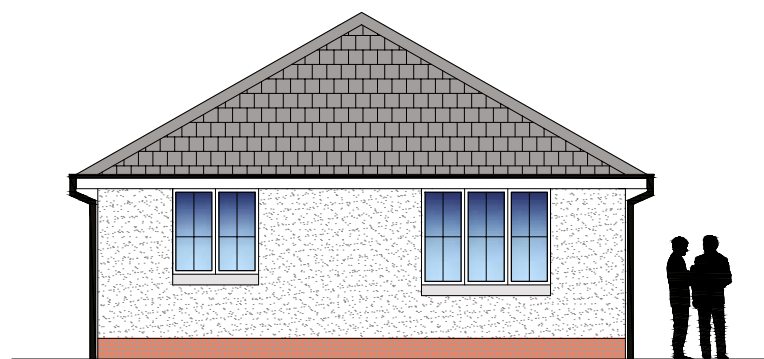


HOUSTON
3 Bedroom Detached



VIEW HOME NOW OPEN

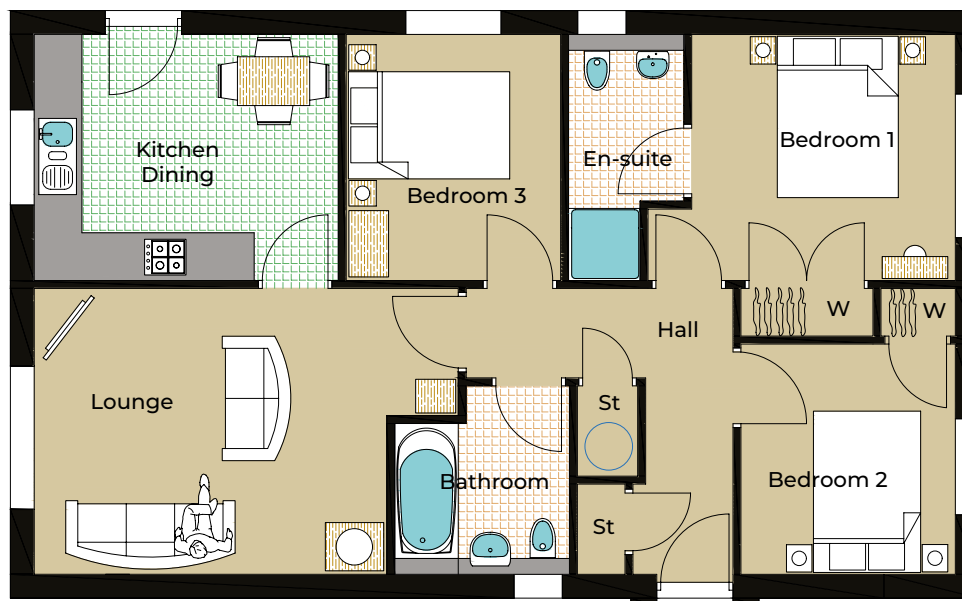
This site plan is correct at time of publication but could be subject to change.



houston

3 BEDROOM DETACHED BUNGALOW

Lounge	5340mm x 3600mm	17'6" x 11'9"
Kitchen/Dining	3830mm x 3100mm	12'6" x 10'2"
Bedroom 1	3320mm x 3100mm	10'10" x 10'2"
Bedroom 2	2900mm x 2700mm	9'6" x 8'10"
Bedroom 3	3100mm x 2700mm	10'2" x 8'10"
Bathroom	2373mm x 2200mm	7'9" x 7'2"
En-suite	3100mm x 1450mm	10'2" x 4'9"



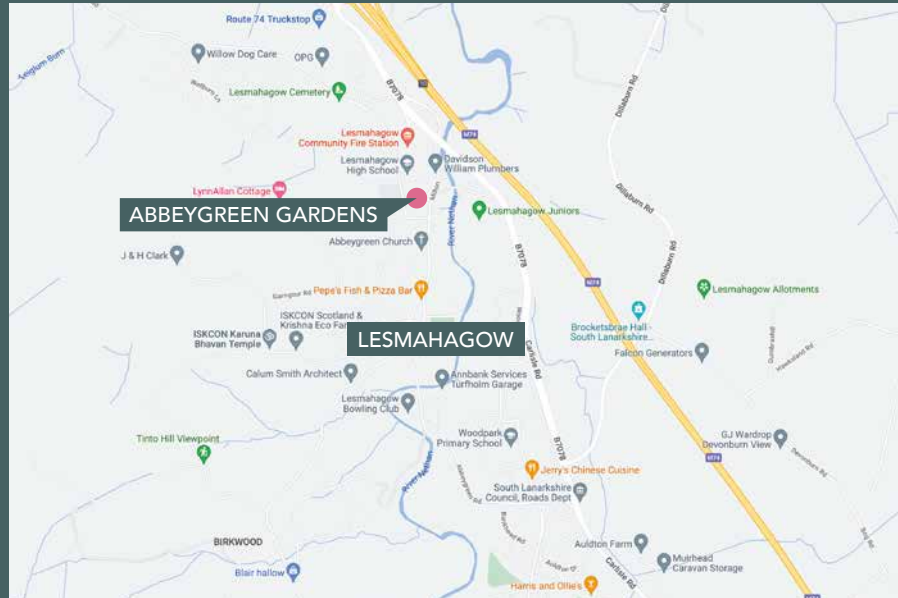
Sizes are based on maximum measurements and are for indication only. All dimensions taken to widest points. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Please speak to your sales advisor. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure.



We build homes you have always dreamed of..

HERE AT SOUTHVALE HOMES WE TAKE GREAT CARE AND PRIDE IN BUILDING EXACTLY THE DREAM HOME YOU WANT. WE CONSTANTLY DESIGN, ADAPT AND ADJUST UNTIL WE CAN BRING YOU THE PERFECT PLACE TO LIVE.

Since 2006 we have dedicated ourselves to provide an outstanding range of homes designed to give you lifestyle options and choice. Traditional or contemporary, large or small our range of homes have been designed to be as individual as you are. Each and every project undertaken is completed with pride, efficiency and safety to ensure end results that both our clients and Southvale Homes are proud of. We work with the finest materials used by highly experienced tradesmen to produce outstanding results. In short, we build you the home you have always dreamed of..



TEL: 01555 665222 ~ EMAIL: ABBEYGREEN@SOUTHVALEHOMES.CO.UK

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Neither Southvale Homes (Lanark) Ltd nor the Vendor of the property accept responsibility for any error these particulars may contain however caused. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. All photographs shown are indicative of the quality and style of the Development and location, and do not necessarily represent the actual fittings and furnishings at this Development. All interested parties should consult the Sales Executive for the most up-to-date information. All plan dimensions shown are based on maximum measurements.