

# CLYDE VALLEY *View*

An exclusive development of only 16 three and four bedroom contemporary bungalows



Albany (v2)



Hyndford



Wheatpark (v2)

# The delightful rural situation of Lanark is now home to Clyde Valley View...

An exclusive development of only 16 three and four bedroom bungalows brought to you by Southvale Homes, located in an ideal quiet setting, with views out to the distant hills, yet they are a mere few minutes walk from the town centre itself.

Each detached property has been thoughtfully designed and will be built to ensure that contemporary family living can be enjoyed to the full. Imaginative layouts and stylish features combine to create luxury family homes, where you and your family can flourish and grow.

Built with an unfailing attention to detail, they enjoy designer Kitchens boasting integrated appliances and Bathrooms & En-suites featuring stylish fixtures and fittings. Using the finest materials, finished to the most exacting quality standards, combining the finest contemporary style with every modern requirement and traditional comfort, your new home will be an oasis of contentment and calm.



Clyde Valley View Street Scene



Albany (v2)



Hyndford



Wheatpark (v2)

**Southvale**  
Homes





# CLYDE VALLEY *View*

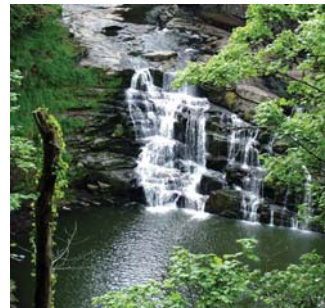
Lockhart Drive, Lanark ML11 9HX



## The Royal Burgh of Lanark...

The Royal Burgh of Lanark, is a proud, bustling market town whose weekly farming market is one of the largest and best-known in Scotland. One of Scotland's most treasured and scenic areas, it is steeped in history yet has all the required modern day facilities and amenities, including newly built grammar school, historic 18 hole golf course and Lanark Loch, good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including Tinto Hill and the Falls of Clyde. Lanark is much favoured particularly for those requiring good transport links and easy access to Glasgow and Edinburgh. Edinburgh City Bypass is only a thirty minute drive away, giving good access to East Central Scotland. The M74 is only a twenty minute journey giving good access to Glasgow and the West of Scotland. This makes your new home ideally situated for a commute to either Edinburgh or Glasgow.

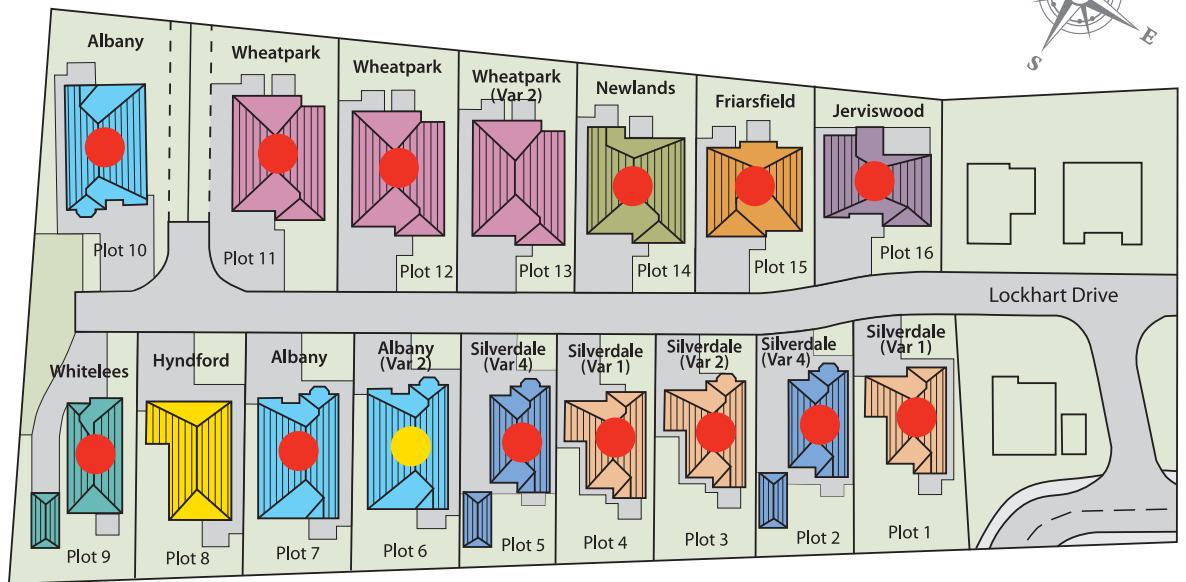
Lanark is an ideal location to live, work and relax. Creating an "away from it all" feeling without really being out of touch. Your dream of a rural hideaway that keeps you well connected to the outside world is perfectly achieved at Clyde Valley View.



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## Site Plan



● PLOT RESERVED ● PLOT SOLD

## What's cooking?

Your designer Kitchen 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

Bathrooms and En-suites at Clyde Valley View 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.

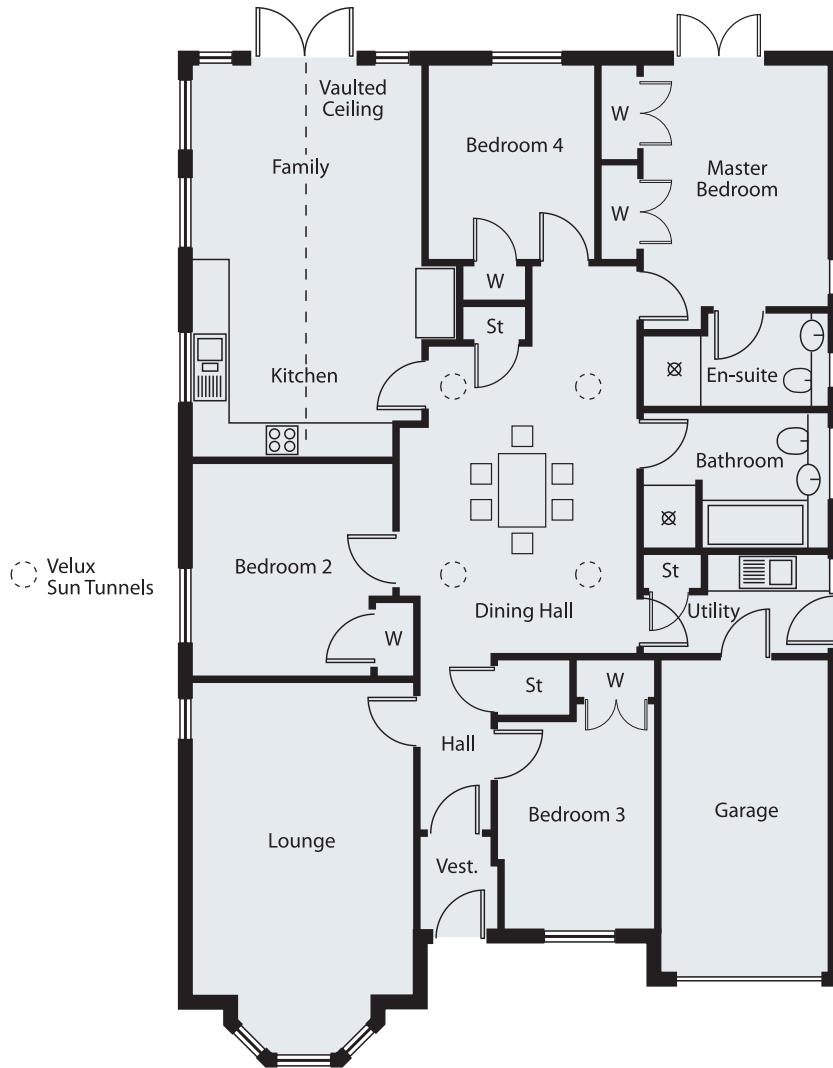
## Specifications

### Internal

- Hardwood Skirtings, Facings, Doors & Glazed Screens (Where Applicable)
- Quality Fitted Kitchens including Integrated Oven, Hob, Hood, Dishwasher, Stainless Steel Sinks and Chrome Taps
- Bathrooms & En-suites to Have Quality Brand Sanitaryware, Ceramic Tiling by Porcelanosa and Fitted Vanity Furniture
- Covng in Hallway, Master Bedroom and Lounge or Family Room.
- Walls and Ceilings to be Finished in a Magnolia and White Emulsion, Respectively
- Mains Gas Fired Heating System
- Central Mains Wired Smoke Detection System
- Alarm Systems will be Fitted Throughout all Properties, Including Garages.

### External

- Electric Garage Doors with Remote Control Openers
- Properties to be Finished in Reconstituted Stone and Roughcast with Grey Concrete Tiles to the Roof. All Doors, Windows, French Doors, Fascias, Soffits & Barge Boards to be Finished in UPVC
- Landscaped Turfed Garden and Tarmac Driveway are a Feature to the Front of the Properties
- Landscaped Turfed Garden and Slabbed Patio Areas to the Rear
- Rear Gardens Will also be Enclosed by a Timber Gate and Slatted Fencing to Rear & Side Boundaries, with the Exception of Plots 10-16 inc, Where a Post & Wire Fence will be Located and a Beech Hedge Planted
- Public Road to be a Shared Surface and Finished in Monoblock and to Include a 2.00m Wide Grass Service Strip to the Front of Each Property. Road will also have Public Street Lighting and will be Adopted by the Local Authority Roads Department on Completion.



## Albany (Variation 2)

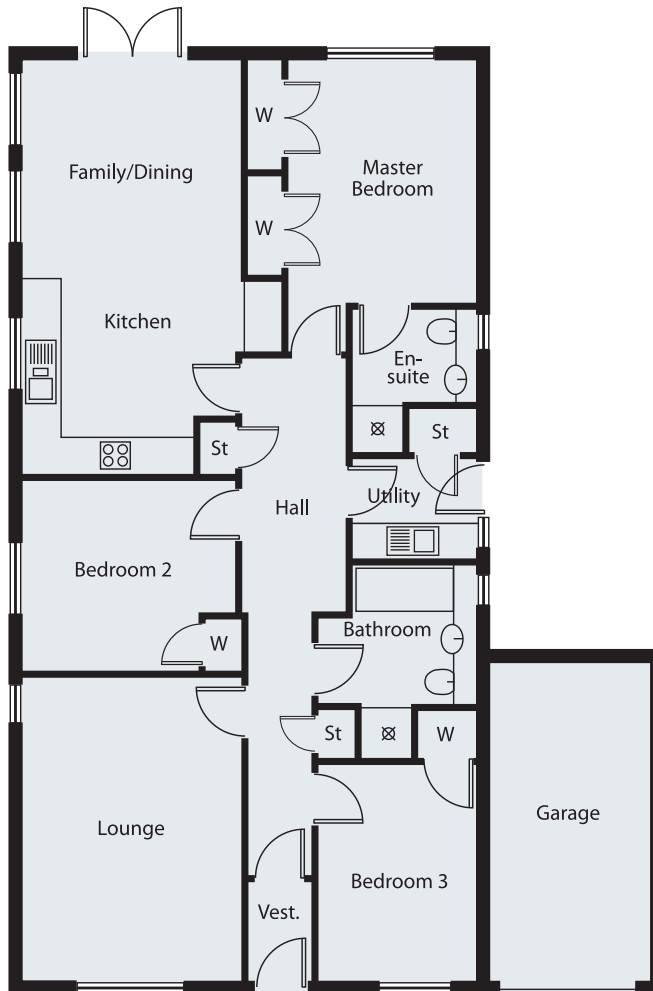
Room Dimensions	Metric (m)	Imperial
Lounge	6.20 x 3.72	20'4" x 12'2" (incl. bay)
Kitchen/Family	6.60 x 3.96	21'8" x 13'0"
Dining Hall	6.79 x 4.03	22'3" x 13'3"
Master Bedroom	4.17 x 3.10	13'8" x 10'2" (excl. wardrobes)
En-suite	3.10 x 1.60	10'2" x 5'3"
Bedroom 2	3.67 x 3.37	12'1" x 11'1"
Bedroom 3	3.75 x 2.60	12'4" x 8'6"
Bedroom 4	3.22 x 2.75	10'7" x 9'0"
Bathroom	3.10 x 2.30	10'2" x 7'6"
Utility	3.10 x 1.70	10'2" x 5'7"
Garage	5.17 x 2.87	16'11" x 9'5"

Gross Floor Area: 149.80 sqm 1,612 sqft (Excluding Garage)





Utility image shown is not from Albany house type, for illustration purposes only



## Hyndford

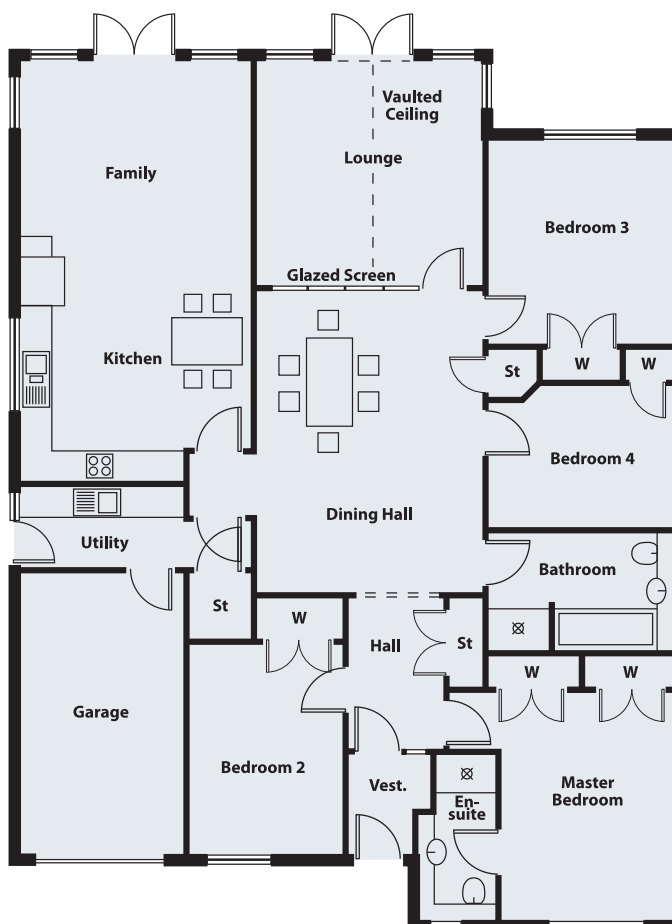
Room Dimensions	Metric (m)	Imperial
Lounge	5.20 x 3.67	17'1" x 12'
Kitchen/Dining/Family	6.97 x 3.67	22'10" x 12'
Master Bedroom	4.00 x 3.24	13'1" x 10'7" (excl. wardrobes)
En-suite	2.14 x 1.55	7' x 5'1" (excl. shower)
Bedroom 2	3.57 x 3.32	11'8" x 10'10"
Bedroom 3	3.70 x 2.74	12'1" x 9'
Bathroom	2.75 x 2.41	9' x 7'11"
Utility	2.14 x 1.70	7' x 5'7"
Garage	5.37 x 2.88	17'7" x 9'5"

Gross Floor Area: 122.00 sqm 1,313 sqft (Excluding Garage)





Selection of images from Clyde Valley View - not of actual Hyndford house type, for illustration purposes only



## Wheatpark (Variation 2)

Room Dimensions	Metric (m)	Imperial
Lounge	4.31 x 4.27	14'1" x 14'0"
Kitchen/Family	7.79 x 4.35	25'6" x 14'3"
Utility	3.12 x 1.72	10'2" x 5'7"
Dining Hall	5.87 x 4.27	19'3" x 14'1"
Master Bedroom	4.10 x 3.14	13'5" x 10'4"
Ensuite	3.04 x 1.53	9'11" x 5'0"
Bedroom 2	4.06 x 2.93	13'3" x 9'7"
Bedroom 3	3.68 x 3.41	12'1" x 11'2"
Bedroom 4	3.41 x 2.82	11'2" x 9'3"
Bathroom	2.42 x 2.13	7'11" x 6'11"
Garage	5.39 x 3.00	17'8" x 9'10"

Gross Floor Area: 170.75 sqm 1,838 sqft  
(Excluding Garage)



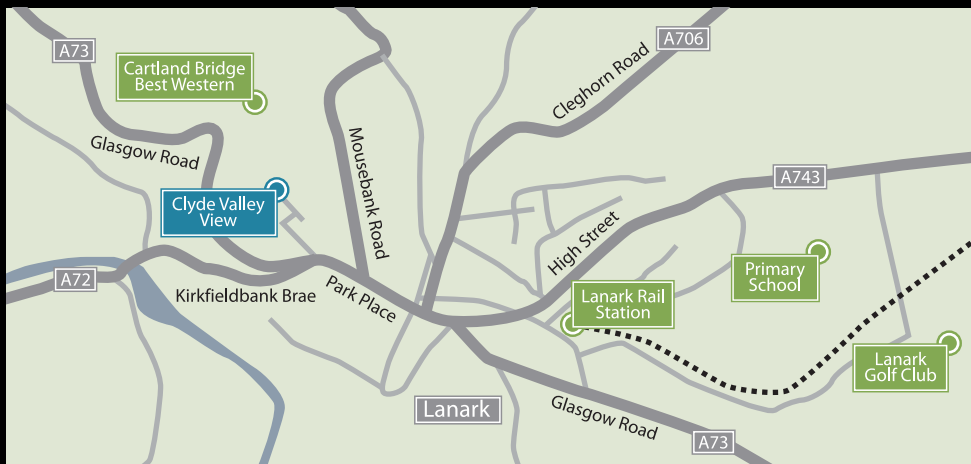


Selection of images from Clyde Valley View - not all of actual Wheatpark house type, for illustration purposes only



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**Southvale  
Homes**

Southvale Homes (Lanark) Ltd  
EBS House, 25 Hope Street, Lanark ML11 7NE  
Tel: 01555 665 222 Email: [info@clydevalleyview.co.uk](mailto:info@clydevalleyview.co.uk)

[www.clydevalleyview.co.uk](http://www.clydevalleyview.co.uk)

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