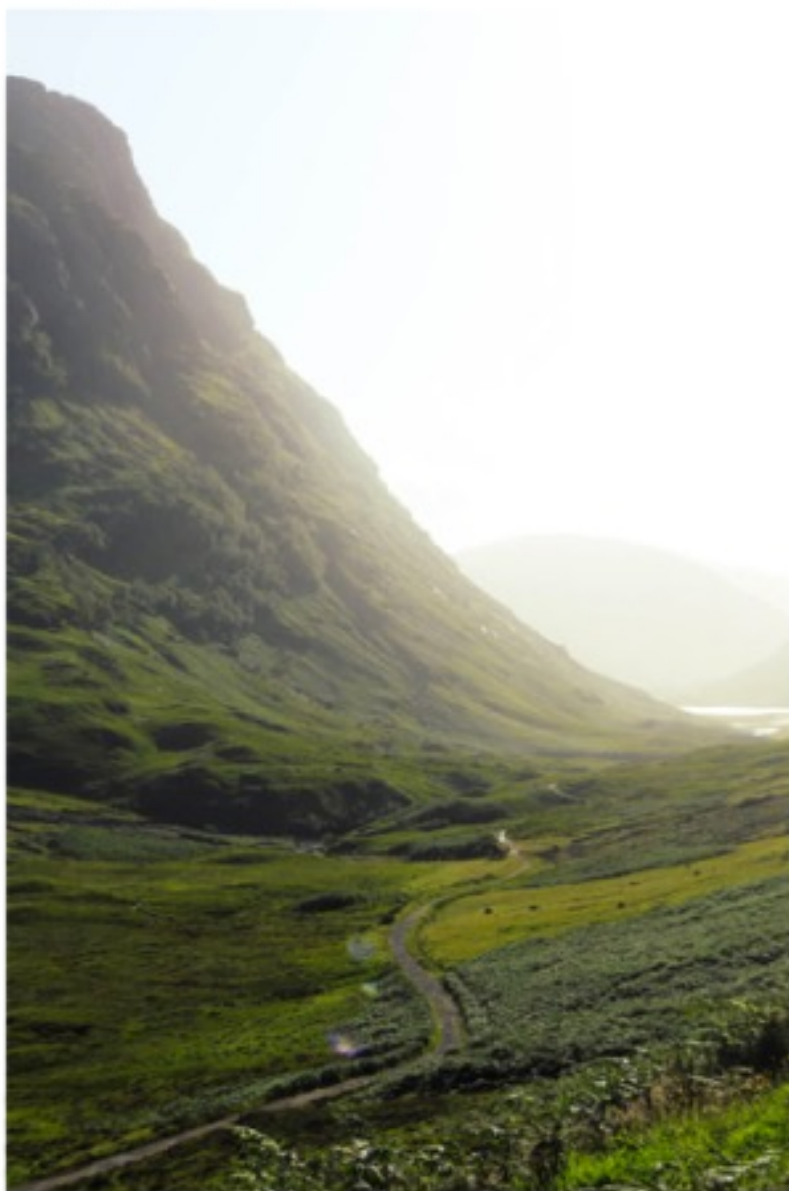




MARCHSTONE HOMES

THIS IS BERTRAM PARK
WE ARE MARCHSTONE HOMES

The Lifestyle Choice



BERTRAM PARK, CARNWATH



THE LOCATION

CARNWATH

Bertram Park is an exclusive development of individually designed and built luxury homes that enjoys a semi-rural setting located on the Southern edge of the Pentland Hills which commands a prime position in Lanarkshire and is at the heart of Scotland's central belt. Within the grounds of the Bertram Estate, an impressive, historical country house, dating back to the 17th century. Bertram House is a beautiful Jacobean mansion house in the heart of the countryside. This former country house, which is of B Listed status, has been beautifully converted into eleven 1, 2 and 3 bedroom stunning apartments. Set within landscaped gardens and manicured lawns the development even has its own private tennis court. This area is best known for its breath taking views, and multiple walkways to explore.

Bertram Park lies in close proximity to the popular market towns of Biggar and Lanark, as well as, the village of Carnwath. Carnwath is a small village with a population of approximately 1400 residents and is situated in the Clyde Valley, 30 miles to the south east of Glasgow City Centre, 24 miles to the south west of Edinburgh City Centre. The development is set within open moorland to the south west of the Pentland Hills and to the north of the Clyde Valley.

Although Carnwath is predominately agricultural the village also provides an excellent base for commuters, being so close to both Edinburgh and Glasgow. With direct travel links to Edinburgh from Carstairs railway station (2.8 miles away) [Edinburgh 40mins] and to Glasgow from Lanark railway station (7 miles away) [Glasgow 50mins every half hour]. This location proves unique in transport links with both coast's being easily accessed due to its central location.

Carnwath is only a short drive from the historic town and royal burgh of Lanark. Lanark is home to the world-famous New Lanark World Heritage Site and the falls of the Clyde, a hotspot for excellent scenery and with Carnwath Primary only 0.8 miles away, and Biggar High Secondary 6 miles away or Lanark Grammar High School only 7 miles, it's the ideal location.

With one of Scotland's favourite shopping outlets situated only 20 minutes away, Livingstons Designer Outlet allows for a premier shopping experience with bars, restaurants, and cinemas whilst remaining in close proximity to your home. Amenities, entertainment and recreational facilities can be found within Carnwath, Biggar, and Lanark with several excellent golf courses, parks, and attractions easily accessible, including, the famous Lanark golf course, Carnwath, and Biggar.

With the introduction of superfast fibre optic broadband to the area, this makes Bertram Park the ideal location to work from home having secure, reliable, and efficient broadband as well as being able to enjoy all of your favourite on demand viewing instantly, without interruption and one of the most beautiful locations around. What's not to like.



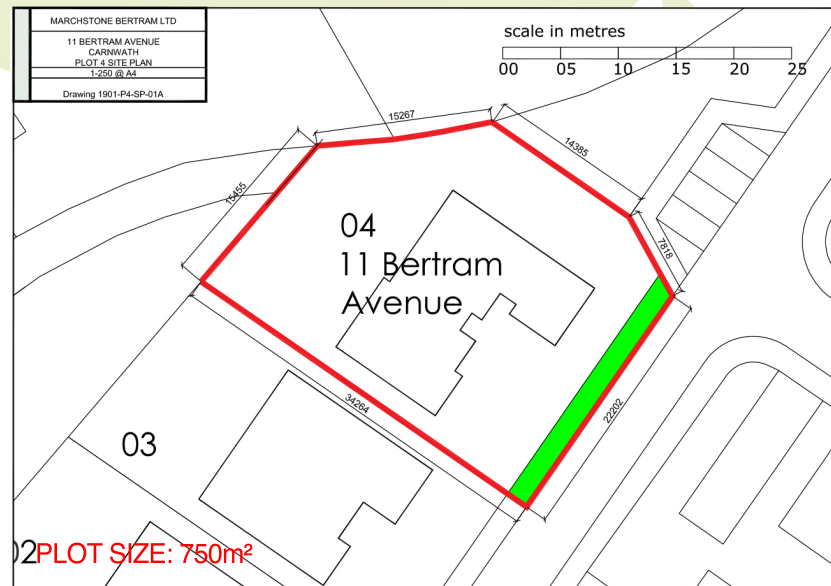
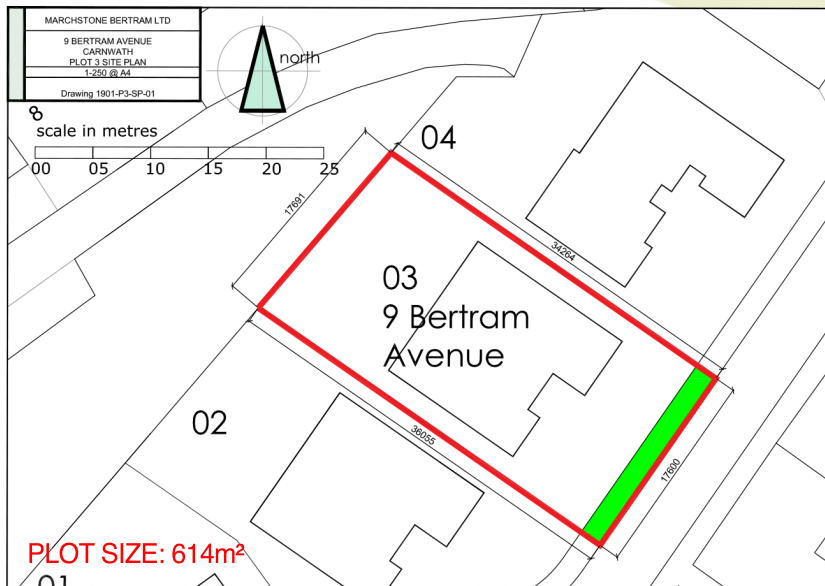
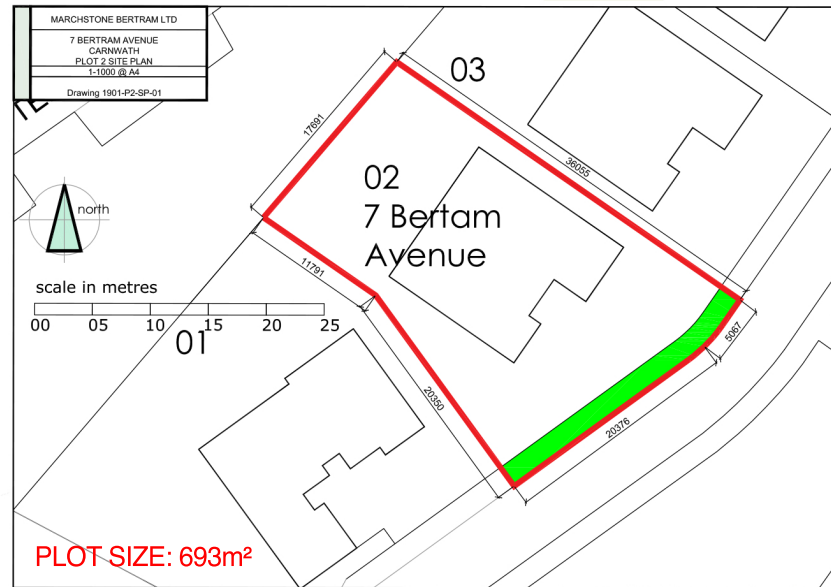
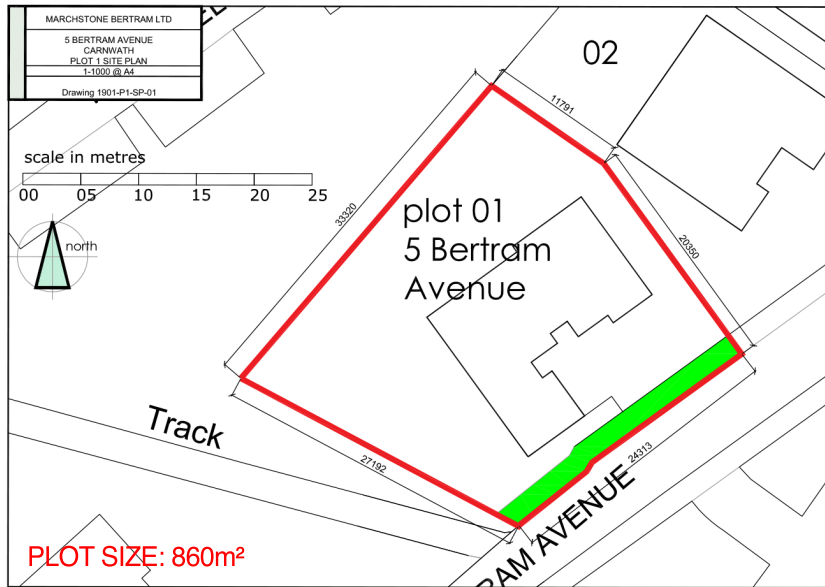
Approximate Dimensions
(Taken from widest point)

HOUSE TYPE A

| | |
|-------------------------|---------------------|
| Garage | 4.16 x 5.39 = 22.42 |
| Utility | 3.39 x 2.05 = 6.95 |
| Store | 1.38 x 1.38 = 1.90 |
| Kitchen | 2.94 x 4.28 = 12.58 |
| Dining Area | 4.23 x 4.28 = 18.10 |
| Living/Dining | 3.62 x 7.17 = 25.96 |
| Study | 3.62 x 2.21 = 8.00 |
| Bedroom | 23.03 x 4.2 = 12.10 |
| Bedroom | 33.53 x 4.2 = 14.83 |
| Bathroom | 2.47 x 3.2 = 7.90 |
| Master Bedroom | 3.98 x 4.09 = 14.30 |
| Master Bedroom En-Suite | 2.43 x 1.39 = 3.38 |

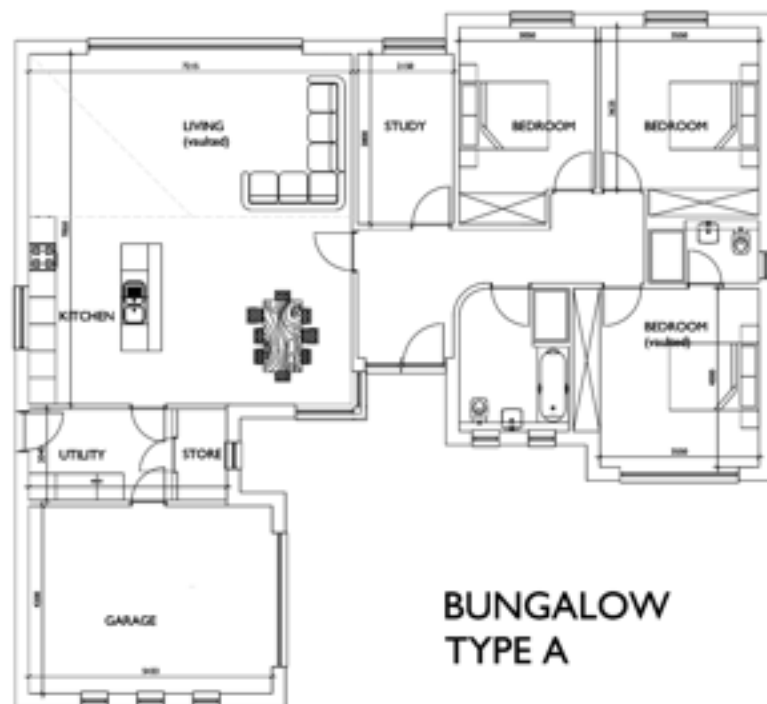
HOUSE TYPE B

| | |
|---------------------|---------------------|
| Garage | 3.46 x 6.03 = 20.86 |
| Utility | 2.49 x 2.1 = 4.90 |
| Bathroom | 2.28 x 2.1 = 4.79 |
| Master Bedroom | 5.06 x 3.17 = 16.04 |
| Master Bed En-Suite | 2.45 x 2.32 = 5.68 |
| Closet | 2.53 x 2.32 = 5.87 |
| Bedroom 2 | 3.38 x 3.45 = 14.75 |
| Store | 1.55 x 1.58 = 2.45 |
| Bedroom 3 | 3 x 5.23 = 18.00 |
| Bedroom 3 En-suite | 1.38 x 2.55 = 3.52 |
| Bed 3 Closet | 1.38 x 2.58 = 3.56 |
| Kitchen | 2.96 x 3.93 = 11.63 |
| Living/Dining | 5.24 x 6.27 = 35.50 |



SCALE IN METRES

00 02 04 06 08



**BUNGALOW
TYPE A**



FRONT ELEVATION

FEATURE STONE



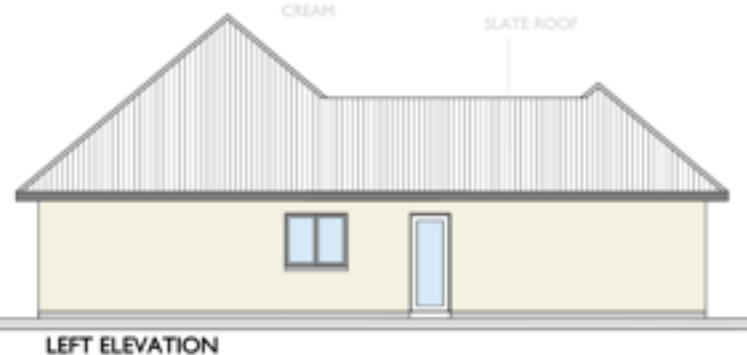
REAR ELEVATION

SMOOTH RENDER
CREAM

SLATE ROOF



RIGHT ELEVATION

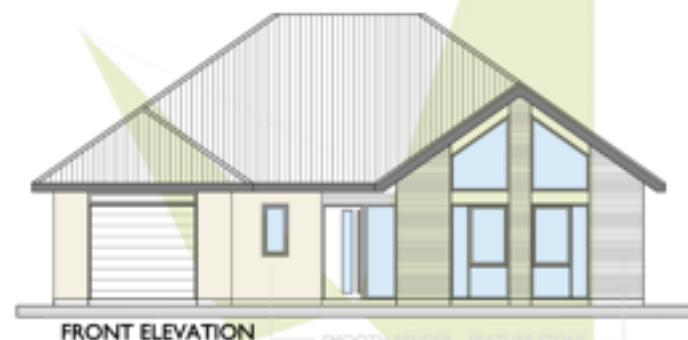


LEFT ELEVATION

BERTRAM PARK, CARNWATH

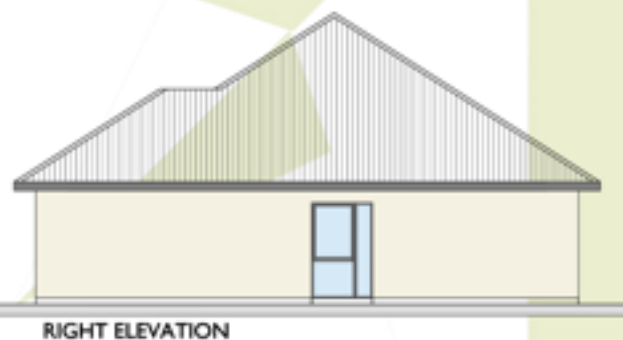
SCALE IN METRES

00 02 04 06 08



SMOOTH FINISH
CREAM

FEATURE STONE
SLATE ROOF





BERTRAM PARK, CARNWATH



“

If you have ever glanced through a luxury or stylish property magazine, you will know that certain houses capture the imagination. This beautifully designed and individually developed three bedroom bungalow, with a welcoming driveway that sets a grand stage for Bertram Park, Plot 1 is a picturesque example of luxury contemporary living. You can't help but be utterly astounded by the development and the attention to detail - here in the heart of Scotland!



BERTRAM PARK, CARNWATH



*images used for illustration purposes



SPECIFICATION

Kitchen

- Magnet LUNA Matt White with solid 20mm Fusion Gray Quarts worktops including waterfall to island.
- AEG Electric Induction hob.
- AEG integrated Fridge Freezer.
- AEG integrated Dishwasher.
- AEG Integrated Combi Microwave.
- AEG PYRO Single Oven.
- Tribe Cooker hood (depending on layout).
- LED under unit feature lighting.

Electrics

- RCBO circuit breakers to main board.
- LED downlights to public areas. Pendants to all other areas.
- Brushed Stainless Switches and Sockets to Kitchen/Living area.
- Outside Double socket at rear.
- Interlinked Smoke & Heat alarms.
- Intruder Alarm System with Wi-Fi and App controlled.
- Up to 300mbps Superfast Fibre Broadband.
- Occupancy sensor control to Garage lighting.
- Insulated Sectional electric Garage door.
- Brushed Stainless steel Tubular up/down wall Lights.

Heating

- Air Source heat pump.
- Underfloor Wet Heating with Individual Programmable Room Stats.
- Electric Towel warmers in wet rooms.
- Gas meter and supply installed for future use.
- External Tap.

Wet Rooms;

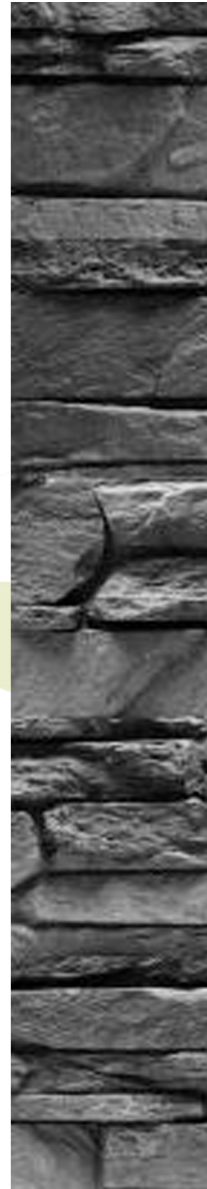
- Walk in level shower tray and tiled full height.
- Walls tiled to half height.

General;

- All ceiling heights are 2.7 meters.
- Vaulted Ceiling in Living/Family area with Velux Roof Windows.
- All decoration is white walls and ceilings, Satin white door facings and skirtings.
- Curved feature wall in main hallway/bathroom.
- All windows are full length to the floor.
- 4.4 or 4.8mtr aluminium BI-Fold door double glazed leading from family/living area.
- Fully deployable Integrated attic Ladder.
- Contemporary Solid Oak doors with Stainless Steel ironmongery.
- Some wardrobes are fitted out internally and have mirror doors and some have been left for the client to select and will be included.
- The screeded resin floor is a finished product and has been left to allow the client to provide their own floor coverings (floor coverings not included).

External;

- White Roughcast with smooth render lower band and Slate feature wall panelling.
- Monoblock driveway to front area that will accommodate up to 3 cars.
- Gray slate slabbing pathway around the property with a 4mtr x 6mtr patio area with a gravel border.
- All other areas turfed, and some established trees & Shrubs depending on plot location.
- 1.8mtr timber fence to divide plots.
- Energy rated A home.
- Q Assure 10yr new build warranty.
- Factor in place to maintain the Road, Lighting, Playpark, Tennis Court & Drainage system.
- Grey Aluminium and UPVC deep Facia & Soffit.
- Grey Concrete Slate roof tiles on a 45' pitch and hipped roof.
- Grey UPVC double glazed windows.





Travel Directions

On entering the village of Carnwath from Lanark continue through the traffic lights up the Main Street and straight through the roundabout at the top of the hill. Continue out of the village on the A721 and take the next turn on the left when entering the hamlet of Kaimend. Take the fork on the right signposted Kersewell and continue into Kersewell Estate and follow the sign for Bertram Avenue. The site is on your left and can be identified by our for sale board.

Offices:

55 High Street, Carlisle, Lanarkshire ML8 4AJ Telephone 01555 759777 email carlisle@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Viewing: Strictly by appointment via Independent Estates