



# PARK ROAD

PRESENTING THE MOST EXCLUSIVE PROPERTY OPPORTUNITY IN BIGGAR.  
PARK ROAD IS A GATED COMMUNITY OF 6 LUXURY HOMES WITH SPECTACULAR VIEWS.

RE/MAX NABC



[lawriehomes.co.uk](http://lawriehomes.co.uk)

# SITUATED IN A HIGHLY DESIRABLE POSITION WITHIN THE POPULAR TOWN OF BIGGAR.

The executive homes sit in a picturesque area of Biggar with the elevated position commanding stunning views over Biggar Golf Course across the valley towards the Southern Uplands giving the feel of an idyllic countryside location yet being within walking distance of the town centre taking full advantage of all the local amenities Biggar has to offer.

With only six elegant homes within this prestigious development, Park Road offers a truly exclusive place to live and will be positioned to create a welcoming layout that will give a real sense of exclusivity. The properties will be traditionally built and finished to the highest of standards with exceptional interior specifications.

Offering around 473.80 m2 of floorspace (5100 ft2) and only three of the properties to be released on to the market, with all the others already snapped up by discerning buyers, Park Road development is sure to create a great deal of interest among those looking for a luxurious, exceptional new home.

Designed with a distinguished architectural style positioned around a cul-de-sac these elegant homes make this exceptional new enclave the most sought after area of town.







## SPECIFICATIONS

### EXTERNALS

- Traditional built house
- Natural stone elevation complementing silicone based render
- Natural stone base course and cills
- Aluminium clad windows
- Bi-folding door
- Natural slate roofs
- Aluminium or similar gutters and downpipes
- Solid timber storm doors
- Electric Garage operated doors.

- Gas fire to Lounge and Family rooms
- Sonos or similar music system fitted to Kitchen/family rooms

### EXTERNAL GROUND WORKS

- Indian paving or block paths, steps and patios
- Mono-bloc driveways
- Turf gardens and shrub planted

Build Contract  
Price on Application

### INTERNALS

- Solid concrete floors throughout
- Underfloor heating ground floor and first floor with flowing screeds
- Oak or similar doors throughout
- Ground source heating system (optional)









*ROLLING COUNTRYSIDE SETTING WITH  
VIEWS TOWARDS BIGGAR GOLF COURSE  
AND THE UNDULATING HILLS BEYOND*

## LOCATION

As well as offering rural bliss, Biggar is a thriving former market town situated a stones' throw from the Scottish Borders. It has long been a popular commute for those seeking country living within easy access of the City Centre. Biggar is just 28 miles from Edinburgh and 39 from Glasgow and is well located for access to the M8, M9, M74 and both Edinburgh and Glasgow International Airports.

The bustling High Street boasts an excellent range of general stores, speciality retail outlets, cafes and restaurants. Biggar has a Golf Course, Boating Pond and Tennis Courts, along with well-patronised Bowling and Rugby clubs. Whatever your interest there are various clubs and associations ranging from Bridge to Theatre Workshop, Music to Rambling, as well as the prize winning Museum of Biggar and Upper Clydesdale. Biggar also boasts the famous Biggar Puppet Theatre and the popular, family-friendly, Biggar Little Festival which is held in October. The surrounding countryside provides almost limitless opportunities for fishing, hillwalking, trail running and mountain biking, (the nearby Glentress Forest is a mountain biking mecca).

For education, there is a thriving and popular toddler group, as well as both Primary and Secondary Schools.

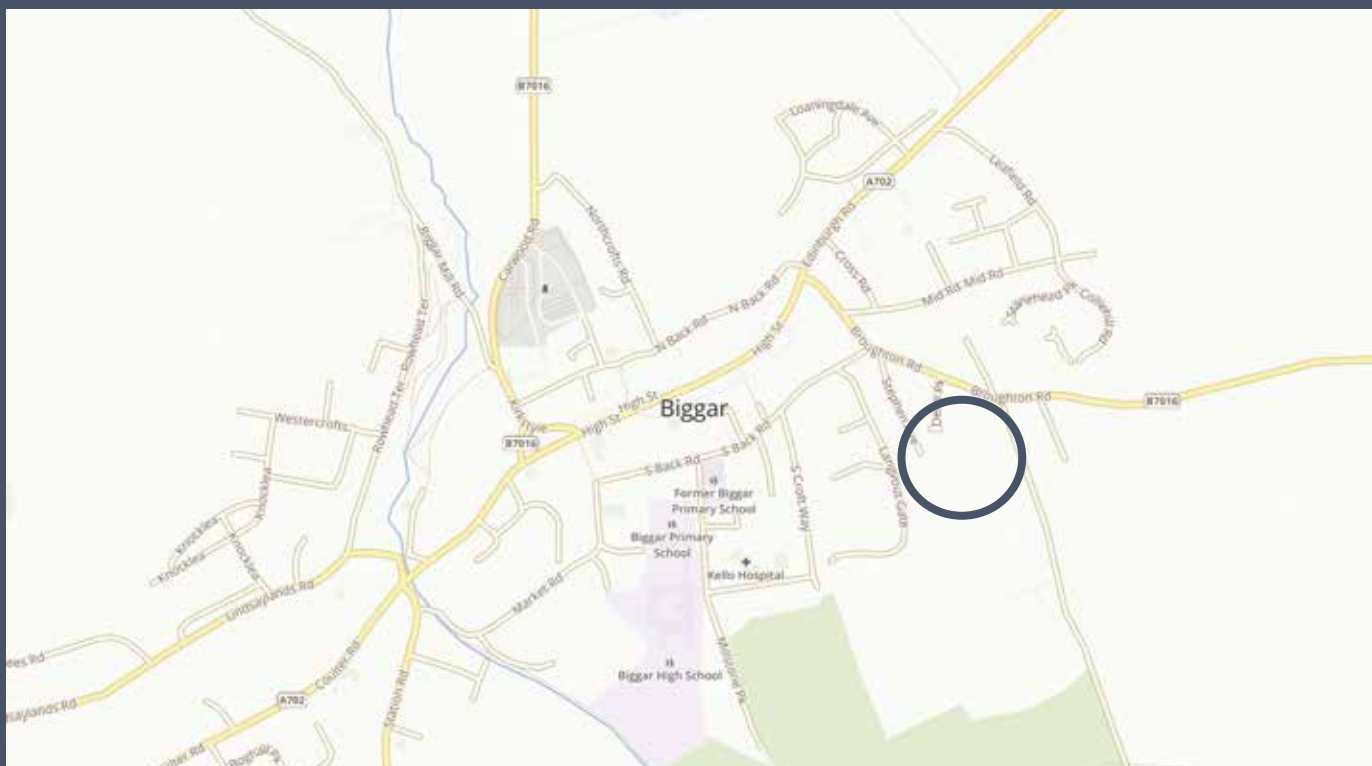
## DIRECTIONS

From the South and Glasgow, travel to the top of the High Street and turn right onto Broughton Road. Follow the road and just before the edge of the town turn right onto the Golf Course road, Park Road is positioned approx. 2-300 yards down on the right hand side.

From Edinburgh, on entering Biggar, just before joining the High Street, turn left onto Broughton Road. Follow the road and just before the edge of the town turn right onto the Golf Course road, Park Road is positioned approx. 2-300 yards down on the right hand side.

## NOTING INTEREST

If you are interested in any of these properties please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any developments relating to the marketing.



[lawriehomes.co.uk](http://lawriehomes.co.uk)

### REMAX/Biggar

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### REMAX/Lanark

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### REMAX/Peebles

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**RE/MAX** **NHBC**