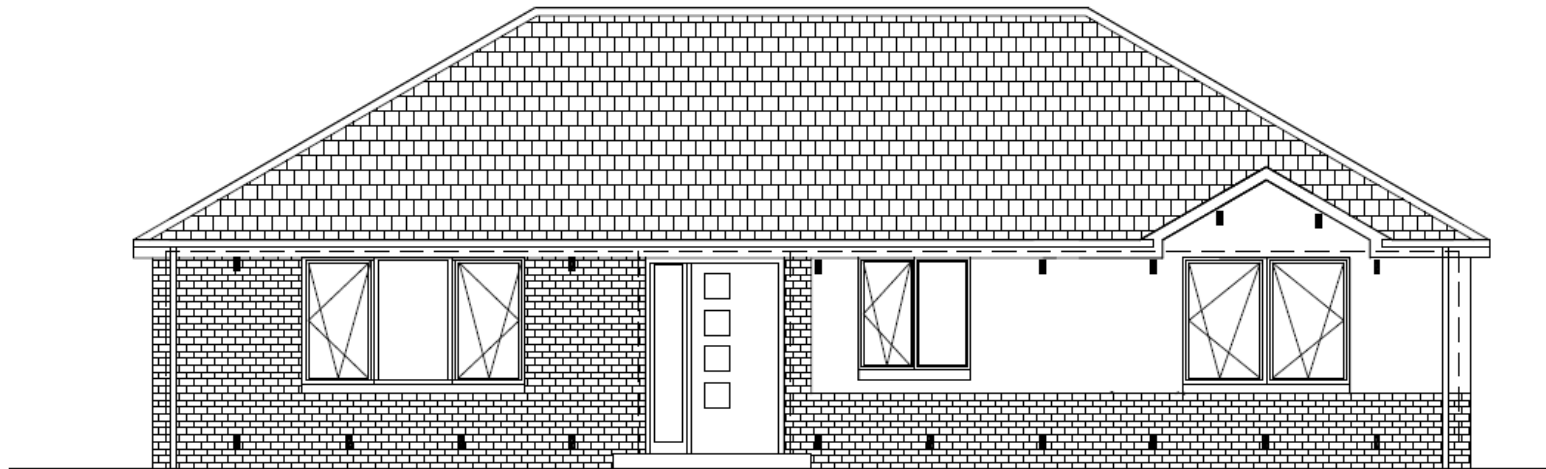


Plot 2, Shoulderigg Place, Coalburn, ML11 0FL



O/O £190,000



FRONT ELEVATION













Detached Bungalow

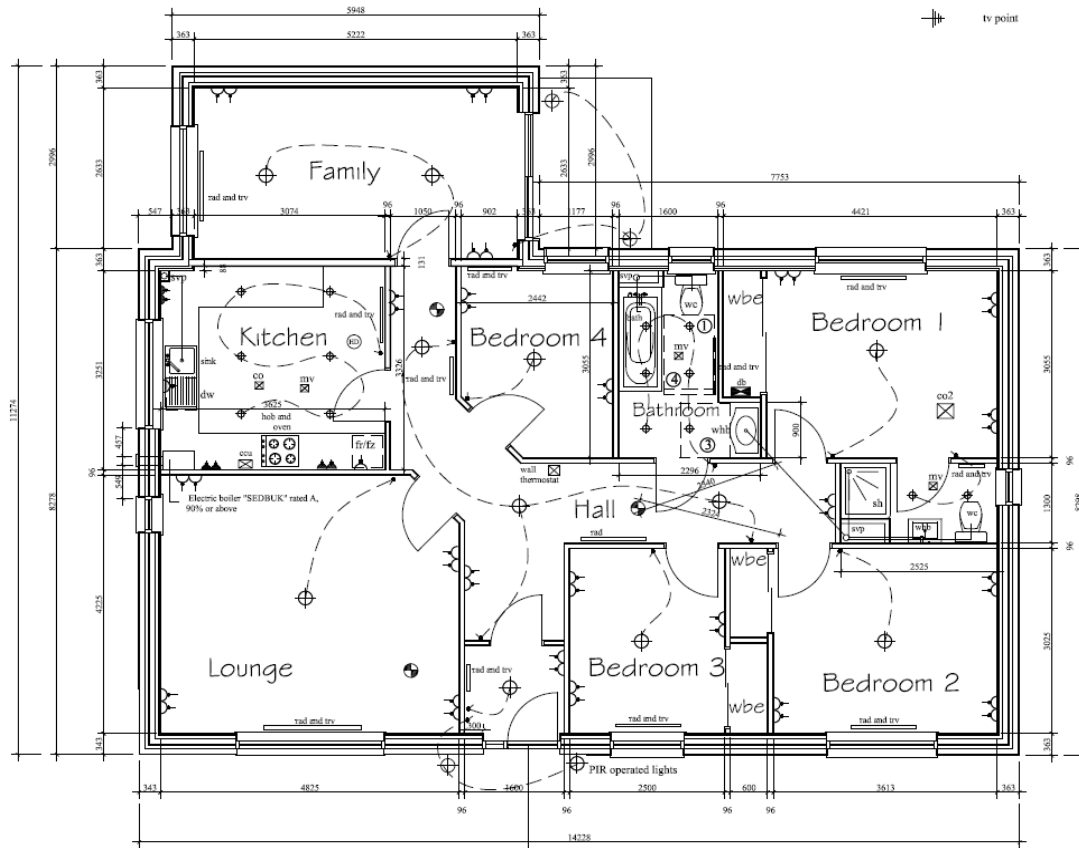
● 4 Bedrooms

● 2 Public Rooms

● 2 Bathrooms

ELECTRICAL LEGEND

-  low level electrical socket
-  high level electrical socket
-  lighting point
-  light switch
-  tv point
-  carbon monoxide detector
-  ceiling mounted mechanical fan
-  wall mounted mechanical fan
-  cooker control unit
-  carbon dioxide monitor
-  telephone point
-  distribution board



(HD) Heat detectors and smoke alarms to comply with B.S.5839: Part 6: 2004 for a Grade C Type LD2 installation. Permanently wired to a mains circuit and be provided with a back up battery power source.

The capacity of the standby supply must be sufficient to power the smoke alarm when the mains power supply is off for at least 72 hours while giving an audible warning of mains supply is off.

Where there are two or more alarms these must be interconnected. Smoke alarms to be ceiling mounted and at least 300mm away from any wall or light fitting and not directly above a heater or air conditioning outlet.

Unless noted otherwise all internal pass doors are 2040x826mm. Minimum clear opening from opened door to door stop 775mm.

Brickwork to have a minimum compressive strength of 20/mm2

Appliances and mechanical vents to have isolator switches.

18mm Gypsum thermaline reveal to be fitted at cills, jambs and head preventing cold bridging.

- ① 1100x800 activity space
- ② 800x800 activity space
- ③ 900x800 activity space
- ④ 1200x800 activity space

GROUND FLOOR PLAN

job.		ARCHITECTURAL DESIGN PRACTICE LTD. 166 PARK STREET MOTHERWELL, ML1 1FF. TEL/FAX. 01698 266900	
PROPOSED DWELLING AT PLOT 2 SHOULDERIGG PLACE COALBURN FOR ORRWOOD PROPERTIES			
scale.	1:50	date	no.
date.	JUN 2020	10/10/20	A
rev. no.	02	Building Control amendments	
revision.			

Plot 2, Shoulderigg Place, Coalburn, ML11 0FL

OrrWood Property Services Ltd are a small local building company with a vast amount of experience in property renovations, extensions and new builds.

We are delighted to bring to the market a modern New Build Detached Bungalow set within a quiet residential area in Coalburn. The property comprises 4 bedrooms, 2 public rooms, Kitchen, Family Bathroom and En-Suite.

Early buyers will have the opportunity to choose from a variety of Kitchens and to upgrade Kitchen and Bathroom finishes at an additional cost.

The property will be built to a high standard and will be left as a blank canvas ready for decoration and finishes. Buyers will be responsible for having their own finishes installed which includes carpets, finished flooring, tiling, painting/wallpapering and landscaping and therefore must factor this in as an additional cost over and above the purchase price of the property.

Early viewings are advised and must be arranged in advance through OrrWood Property Services Ltd. Due to building works being under way, permission to access the premises will not be granted without a member of management being present.



OrrWood Property Services Ltd

32 Queen Street

Stonehouse

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01698 767890

www.orrwoodpropertyservices.co.uk



Interest & Offers are invited to be emailed to:

info@orrwood.co.uk

Viewings can be arranged on request

