



# Plot at Manse Road

FORTH, SOUTH LANARKSHIRE, ML11 8AJ

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

2



## Plot at Manse Road

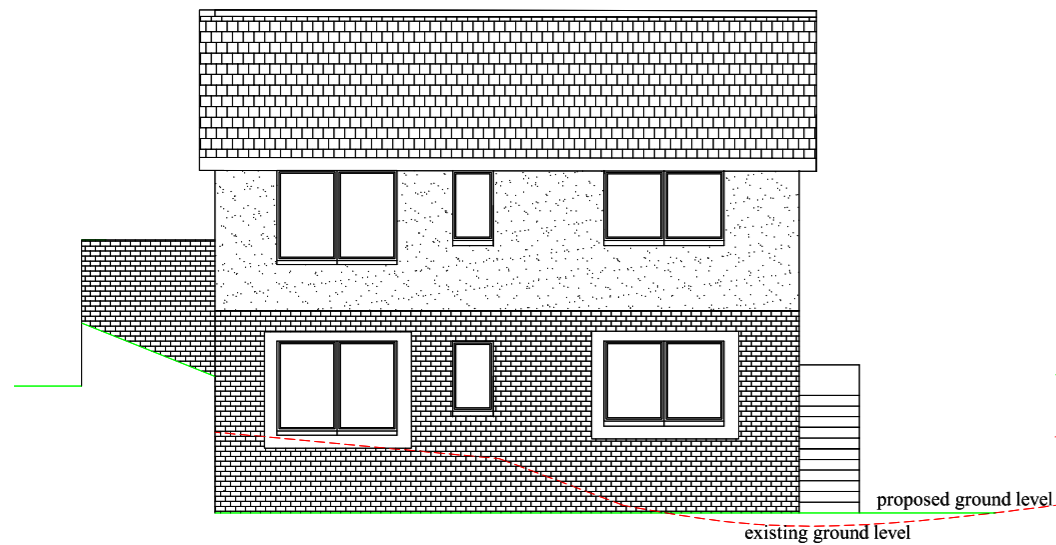
MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET A RARE OPPORTUNITY TO PURCHASE A GENEROUS BUILDING PLOT IN A WELL-ESTABLISHED RESIDENTIAL AREA WITHIN THE VILLAGE OF FORTH, SOUTH LANARKSHIRE.

The plot has full planning permission granted for a three-bedroom, detached villa with parking and is approx 365 square meters and all services are on site. Manse Road gives access to the level, corner plot, making a great site for a family home. Planning Ref: P/22/0096

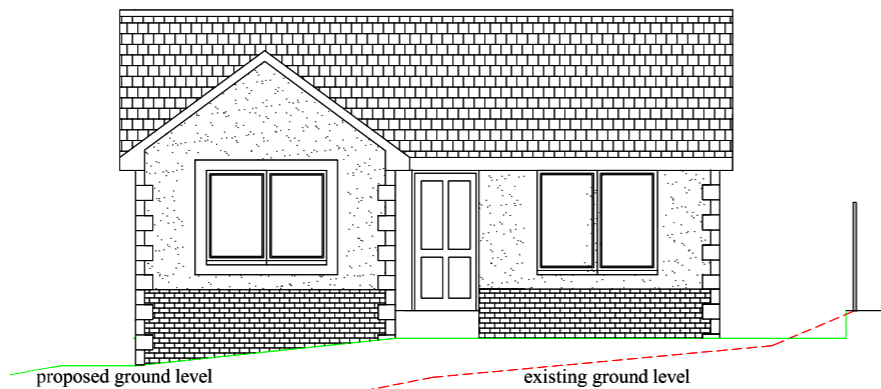


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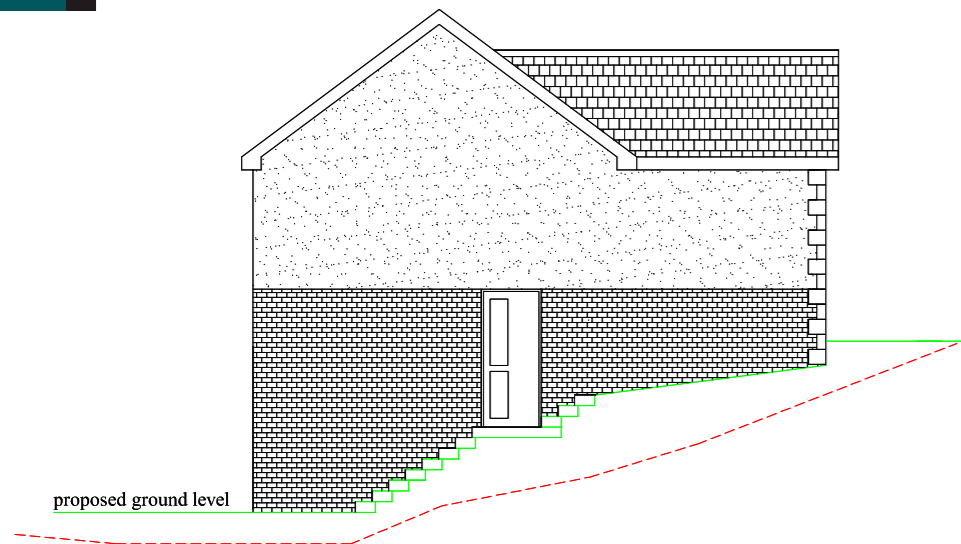




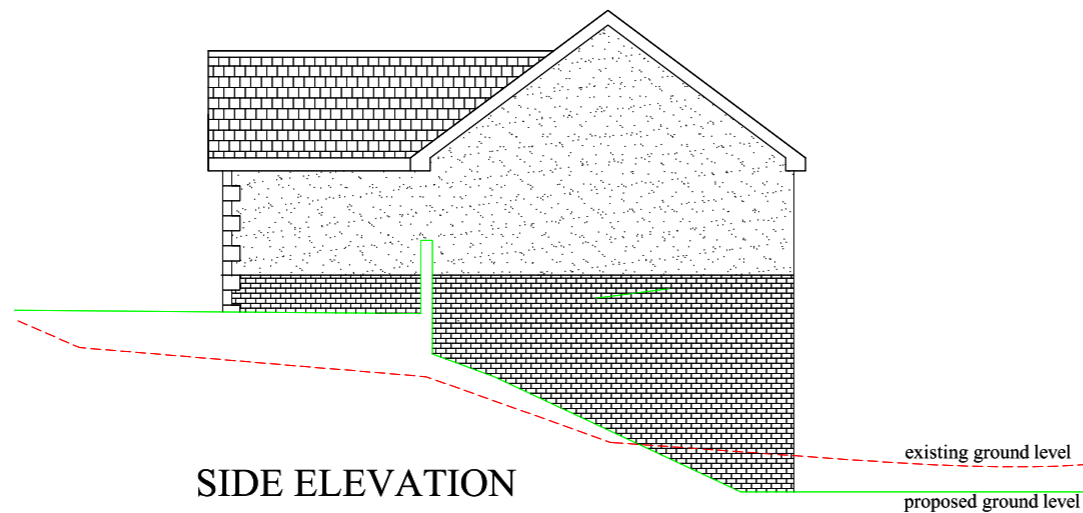
REAR ELEVATION



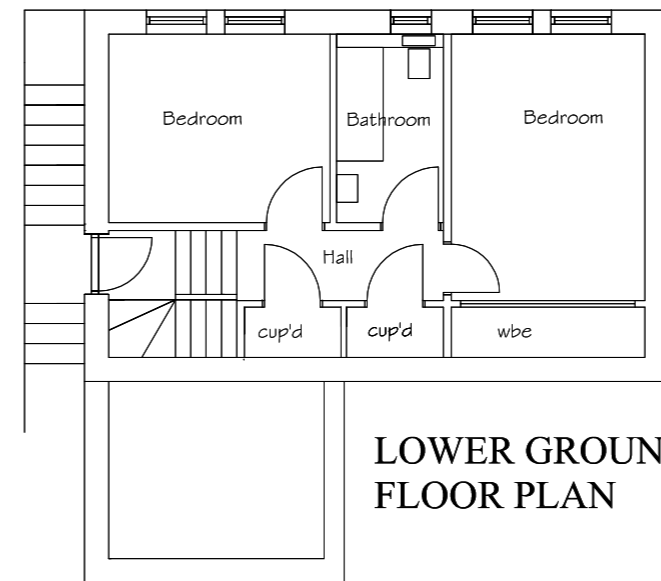
FRONT ELEVATION



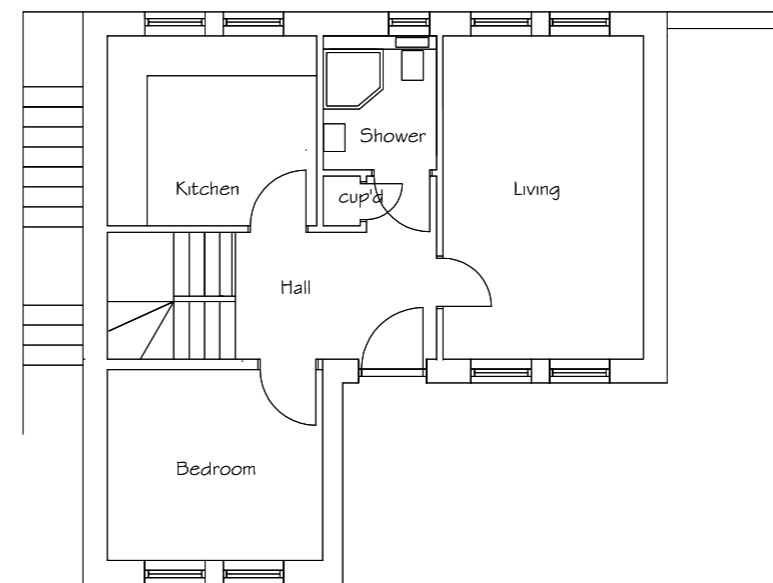
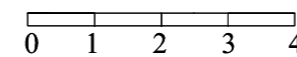
SIDE ELEVATION



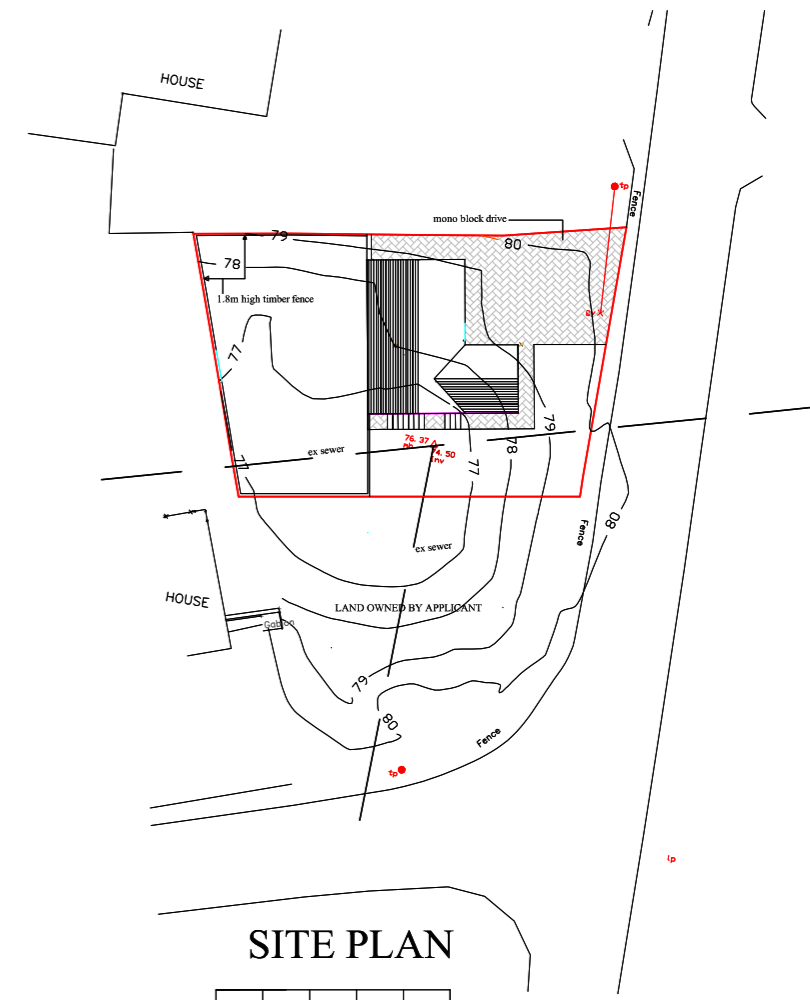
SIDE ELEVATION



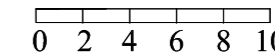
LOWER GROUND FLOOR PLAN



# Site Plan & Elevations



SITE PLAN





## The Location

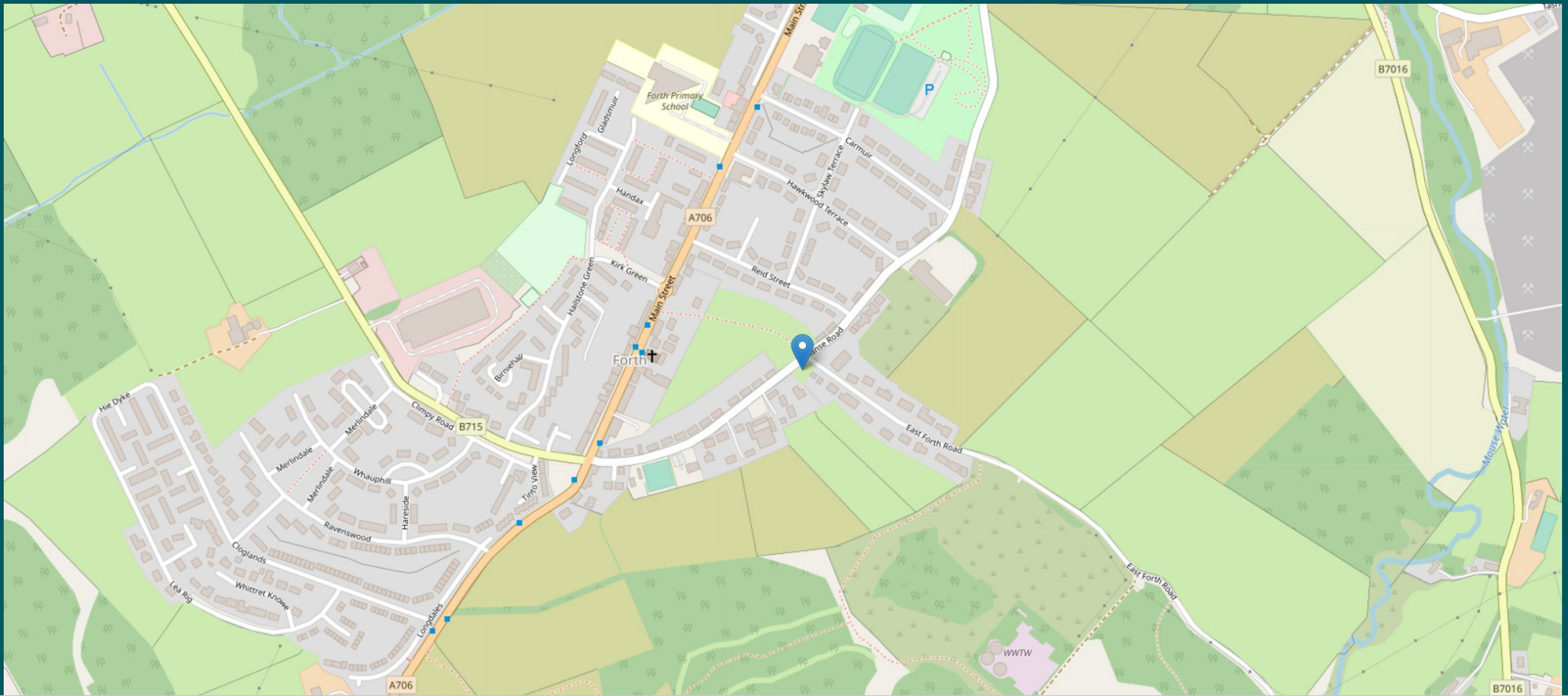
THE PLOT AT MANSE ROAD IS LOCATED IN THE VILLAGE OF FORTH WHICH HAS ITS OWN TRADITIONAL HIGH STREET WITH MANY SHOPS AND SERVICES CATERING FOR MOST DAILY NEEDS.

For those seeking a wider choice, there is access by either private or public transport to many of the larger surrounding towns such as Lanark, Bathgate, Livingston or if required even Glasgow and Edinburgh.

The village has its own sports centre while many other fields and rural pursuits are to be found within the surrounding area. Schooling for all ages is also to hand. The plot is ideally placed for the commuter roughly equidistant between Glasgow and Edinburgh. There is straightforward access to either City via the nearby M8 or mainline train.

10





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