

modern housing

Brocketsbrae Homes Limited

Brocketsbrae

Exceptional family living

A NEW COLLECTION OF HOMES BY MODERN HOUSING

A place for your next chapter.

A home is more than a place to live.

It is where everyday routines become treasured moments, where friends and family come together, and where there is space to make plans for the future.

At Brocketsbrae, Modern Housing brings together a collection of contemporary single-storey homes with open-plan living at their heart.

From the three-bedroom Arran and Lewis to the four-bedroom Skye, the flexible Tiree and the semi-detached Cumbrae, there is a layout to suit different stages of life.

Discover spaces to share, rooms to make your own, and a new beginning at Brocketsbrae.

Why choose Brocketsbrae?

Peaceful surroundings, thoughtful homes and convenient connections.

A peaceful village setting
Enjoy village life with countryside nearby, a place to relax and settle.

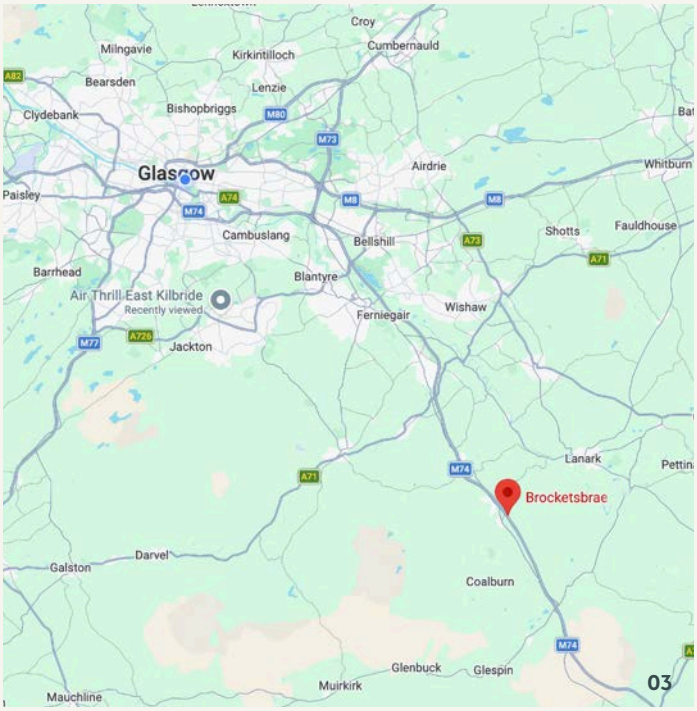
Well connected
Easy access to the M74 connects you to Hamilton, Glasgow and beyond, for commuting and days out.

Single-storey living
All your living space on one level, designed for accessibility, comfort and everyday convenience.

Energy-efficient homes
Air source heat pumps, solar panels and battery storage support efficient heating and smarter energy use. Each property will come with an EV Car Charger.

Schools close by
Milton Primary School and Lesmahagow High School offer supportive learning environments for children at every stage.

Destination	Approx. Drive
Lesmahagow Centre	2-3 minutes
Hamilton	15-20 minutes
Strathaven	15 minutes
East Kilbride	20-25 minutes
Glasgow City Centre	30-35 minutes



Find your space.

Five house types. Countless ways to feel at home.



THE ARRAN

3 bedrooms · detached

Explore on pages 04-05



THE LEWIS

3 bedrooms · detached

Explore on pages 06-07



THE SKYE

4 bedrooms · detached

Explore on pages 08-09



THE TIREE

3 bedrooms + bedroom/snug

Explore on pages 10-11



THE CUMBRAE

3 bedrooms · semi-detached

Explore on pages 12-13

Specification

Your Modern Housing new home - tailored by you, built by us.

KITCHEN & UTILITY ROOMS

- Stylish Kitchen Palazzo Kitchens
- Stylish Utility Room by Palazzo
- Laminate Worktop in Kitchen & Utility (Upgrade to Silestone/Dekton available)
- Siemens/Samsung single oven
- Siemens/Samsung microwave
- Siemens/Samsung integral 50/50 fridge freezer
- Siemens/Samsung induction hob
- Siemens/Samsung integral dishwasher
- Under Floor Zonal Control Heating
- Client upgrades on request

BATHROOM & ENSUITES

- Wall hung vanity units and taps
- Choice of Porcelanosa wall tiling
- Choice of Porcelanosa bathroom floor tiles
- Back to wall soft close WC
- Towel Rails
- Integrated toothbrush charger
- Client upgrades on request

DECORATION

- Internal walls finished in Cover Matt Emulsion
- Ceilings finished in White Emulsion
- Choice of finished doors throughout
- White satin finish on skirting & facings
- High ceilings as design dictates
- Client upgrades on request

WARDROBES

- Stylish fitted wardrobes with internal shelving & hanging
- Mirror sliding doors
- Client upgrades available on request

ELECTRICAL

- Ample power, TV & Telephone points throughout
- Shaver socket in bathroom & En-Suites
- Downlighters to bathroom
- Wall Mounted TV Points throughout

HEATING & COMFORT

- Energy saving insulations to walls, ceilings and floors
- Remote WI-FI enabled heating & hot water controls
- PVC Double-Glazed windows & doors throughout
- Central heating with efficient boiler & radiators system
- Air Source Heat pump

FEATURES

- Fencing
- Cabled for satellite digital aerial
- 4 Solar Panels to roof
- Q Policy



THE ARRAN

3 BEDROOM DETACHED BUNGALOW

Room to come together.

At the heart of the Arran, an open-plan kitchen, dining area and lounge create a welcoming space for everyday life.

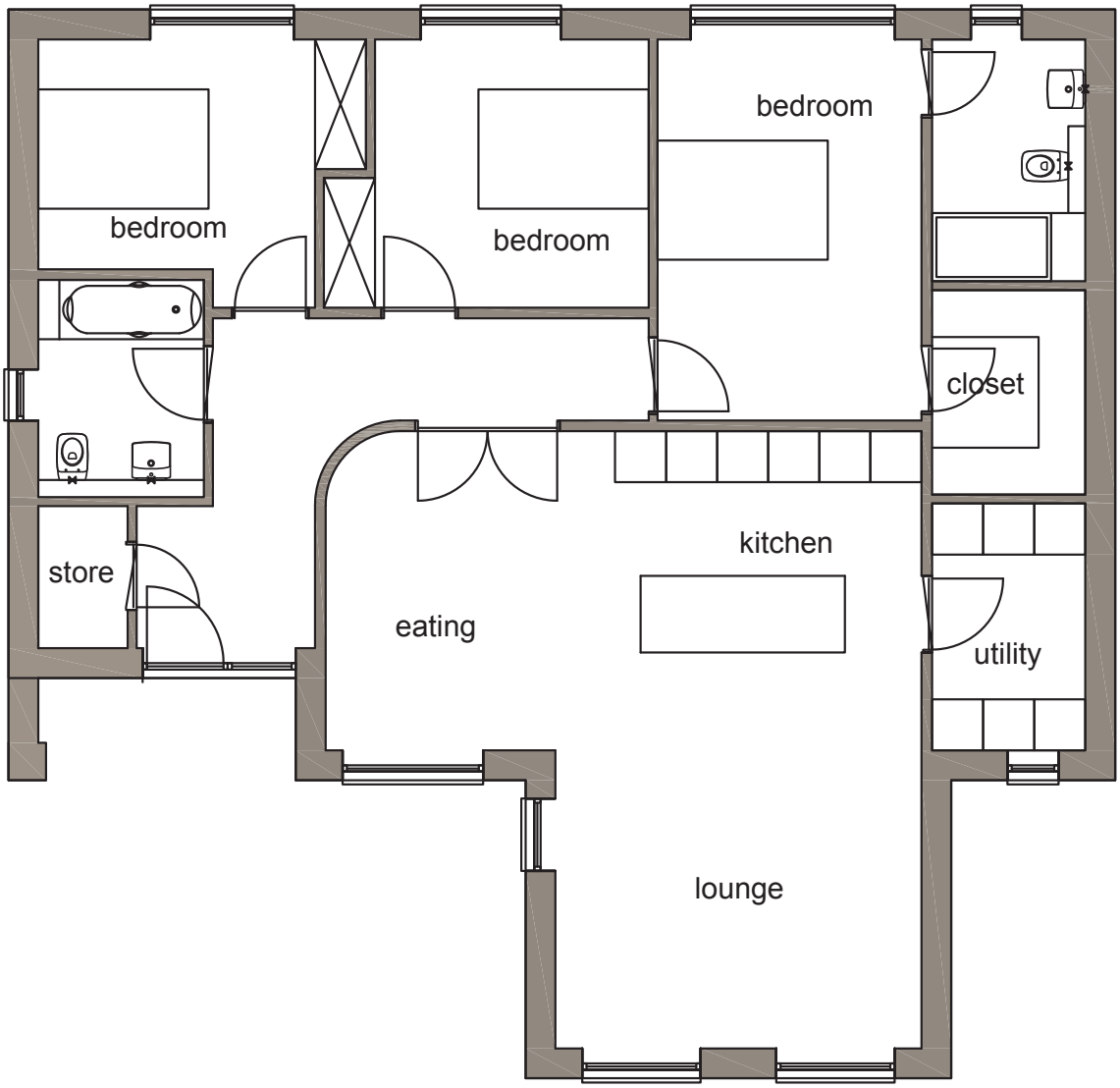
Three bedrooms sit alongside a family bathroom, with an en-suite and dressing space serving the principal bedroom.

- **Open-plan kitchen, dining and lounge**
- **Principal bedroom with en-suite and closet**
- **Separate utility room**
- **Family bathroom and hall storage**

THE ARRAN

GROUND FLOOR

1,228 Sq.Ft



Kitchen / Dining	7010mm X 3750mm	**Bedroom 1**	3100mm X 4480mm
Utility	1820mm X 2900mm	**Bedroom 2**	3170mm X 3175mm
Lounge	4310mm X 3500mm	**Bedroom 3**	3250mm X 2725mm
WC	1945mm X 2550mm	**En-suite**	1820mm X 3190mm



THE LEWIS

3 BEDROOM DETACHED BUNGALOW

A natural place to gather.

The Lewis brings living, cooking and dining together in one generous shared space.

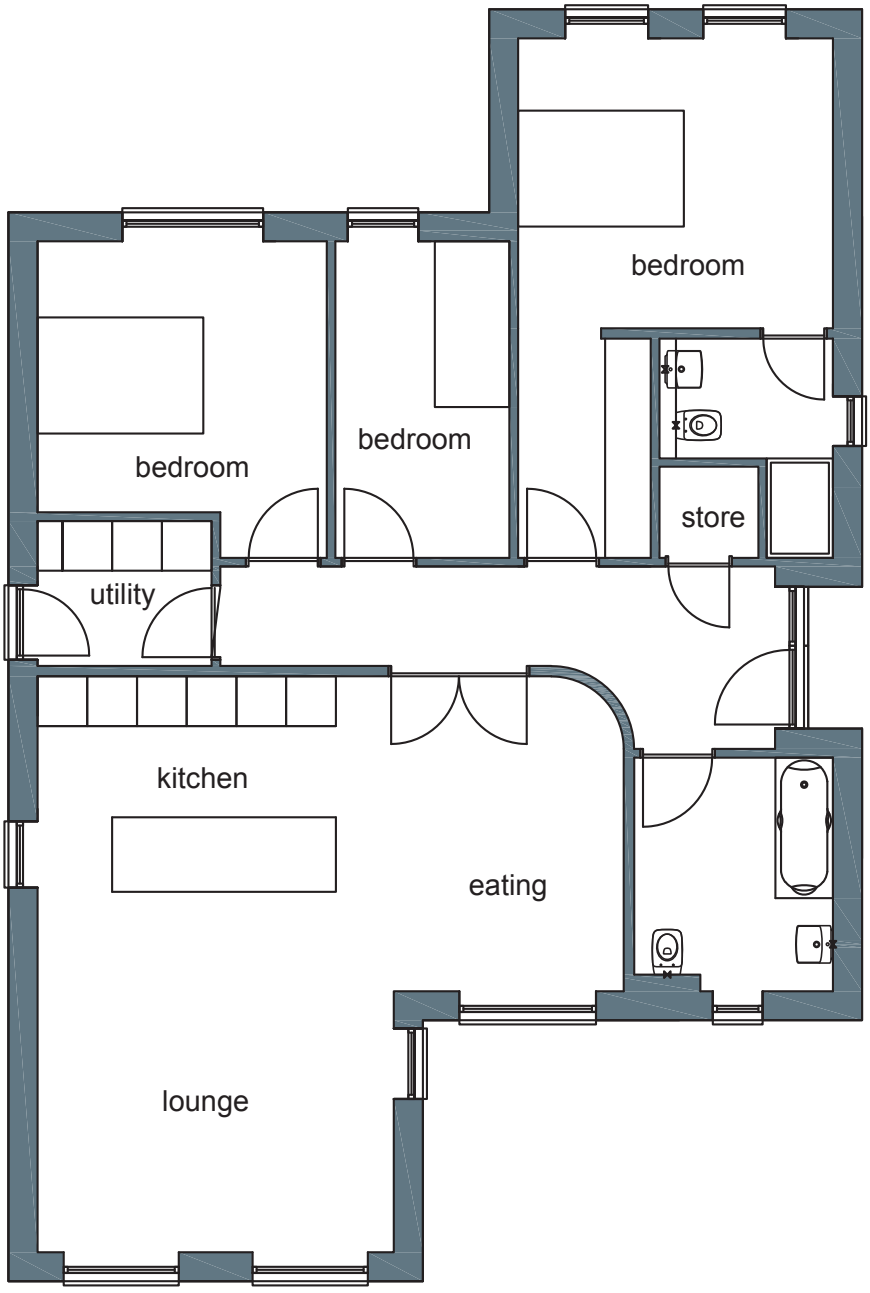
Its three-bedroom layout balances time together with room to retreat, while a separate utility and practical storage help keep daily life organised.

- **Open-plan living with a kitchen island**
- **Three bedrooms on one level**
- **Separate utility room**
- **Family bathroom and en-suite**

THE LEWIS

GROUND FLOOR

1,174 Sq.ft



Kitchen / Dining	7185mm X 3805mm	**Bedroom 1**	3810mm X 3400mm
Utility	2330mm X 1825mm	**Bedroom 2**	2100mm X 3830mm
Lounge	4310mm X 3150mm	**Bedroom 3**	3470mm X 3200mm
WC	2400mm X 2830mm	**En-suite**	2005mm X 2775mm



THE SKYE

4 BEDROOM DETACHED BUNGALOW

Space for every generation.

With four bedrooms and a sociable open-plan living area, the Skye offers room for a growing family and visiting guests.

Two en-suites complement the family bathroom, while built-in storage helps the home work around everyday routines.

- **Four bedrooms on one level**
- **Two en-suite shower rooms**
- **Open-plan kitchen, dining and lounge**
- **Family bathroom and built-in storage**

THE SKYE

GROUND FLOOR

1,561 Sq.ft



Kitchen / Dining	8245mm X 3920mm	**Bedroom 1**	4910mm X 3705mm
Lounge	1910mm X 3100mm	**Bedroom 2**	3600mm X 3705mm
WC	2510mm X 2075mm	**Bedroom 3**	3660mm X 3705mm
Utility	1800mm X 2700mm	**Bedroom 4**	3665mm X 3370mm
En suite front bedroom	1200mm X 2645mm	**En-suite**	2245mm X 2810mm



THE TIREE

3 BEDROOMS + BEDROOM / SNUG

Make room for your way of life.

The Tiree pairs a spacious open-plan living area with a flexible bedroom/snug.

Whether it becomes a quiet retreat or an additional bedroom, this adaptable space gives the layout room to respond as your needs change.

- **Detached bungalow with a flexible bedroom/snug**
- **Separate utility room**
- **Open-plan kitchen, dining and lounge**
- **Principal bedroom with en-suite and closet**

THE TIREE

GROUND FLOOR

1,583 Sq.ft



Kitchen	4960mm X 4300mm	**Bedroom 1**	4960mm X 3300mm
Dining	2775mm X 3300mm	**Bedroom 2**	3310mm X 3860mm
Lounge	4960mm X 3500mm	**Bedroom 3**	4315mm X 2600mm
WC	2100mm X 3300mm	**Bedroom Sung**	3715mm X 4480mm
Utility	2540mm X 1750mm	**En-suite**	2435mm X 2010mm
Closet	1665mm X 2010mm		



THE CUMBRAE

3 BEDROOM SEMI-DETACHED BUNGALOW

Thoughtfully connected spaces.

The Cumbrae combines three bedrooms with an open-plan kitchen, dining area and lounge.

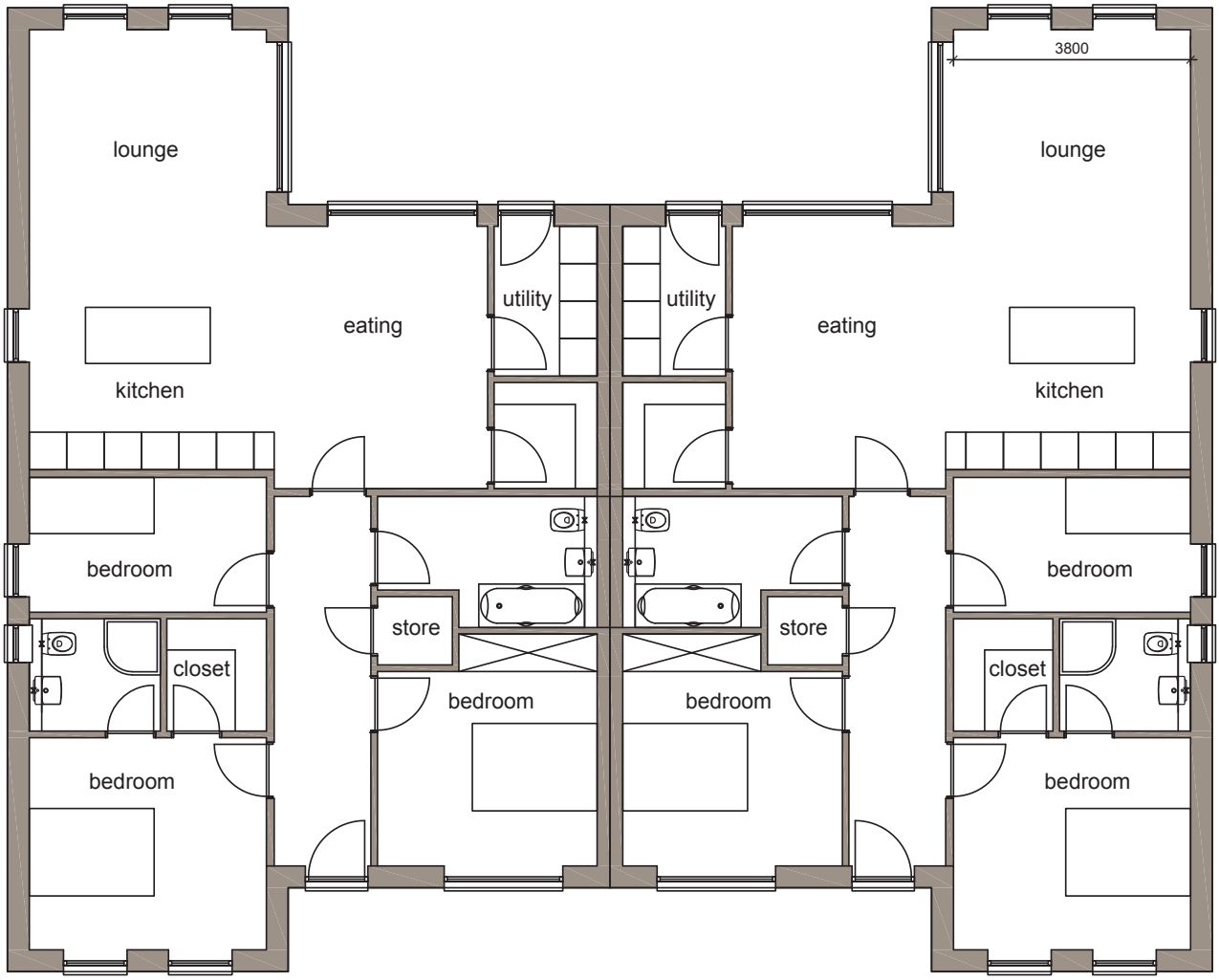
A separate utility, family bathroom and en-suite support a practical layout, with a closet and additional storage providing useful space behind the scenes.

- **Three-bedroom semi-detached layout**
- **Separate utility room**
- **Open-plan kitchen, dining and lounge**
- **Principal bedroom with en-suite and closet**

THE CUMBRAE

GROUND FLOOR

1,185 Sq.ft



PAIRED SEMI-DETACHED LAYOUTS

Kitchen / Dining	7355mm X 4200mm	**Bedroom 1**	3810mm X 2160mm
Lounge	3810mm X 3150mm	**Bedroom 2**	3520mm X 2080mm
WC	3520mm X 2080mm	**Bedroom 3**	3810mm X 3550mm
Pantry	1650mm X 1650mm	**En-suite**	2105mm X 1750mm
Utility	1650mm X 2445mm	**Closet**	1600mm X 1750mm

A place to put down roots.



Illustrative site layout. Plot availability and final details to be confirmed.


THE CUMBRAE SEMI
THE ARRAN
THE HARRIS
THE BUTE SEMI
THE SKYE
THE CUMBRAE
A 4.5x6m garage
THE TIREE
B 3.0x6m garage
THE LEWIS
THE ASPEN
scale in metres
00 10 20 30 40 50
65 69 71 73 77 85 70 89 78
TCB
211.6m
PLOT 28
PLOT 29 ARRAN
PLOT 30 LEWIS
PLOT 31 ARRAN
PLOT 32 LEWIS
PLOT 33 ARRAN
PLOT 34 SKYE
PLOT 35 TIREE
PLOT 36 SKYE
PLOT 39 CUMBRAE SEMI
PLOT 40 CUMBRAE SEMI
PLOT 41 CUMBRAE SEMI
PLOT 42 CUMBRAE SEMI
PLOT 43 TIREE
PLOT 44 CUMBRAE SEMI
PLOT 45 CUMBRAE SEMI


Your next
chapter
starts here.





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