



RESIDENCE

9 Carnwath Road, Carstairs Junction, ML11 8RW

www.residenceestateagents.co.uk



Viewing by appointment with Residence Lanark
T: 01555 467222 | E: | A: 68-70 High Street, Lanark, ML11 7ES





3 Bedrooms | 1 Public Rooms | 1 Bathrooms

Nestled in the picturesque village of Carstairs Junction, this charming semi-rural three-bedroom, detached cottage offers stunning countryside views and is set on approximately 1 acre of land. While the property showcases a spacious and well-proportioned layout, it presents an exciting opportunity for someone looking to embark on a renovation project.

The property features multiple entrances, including a front vestibule leading directly into a generously sized lounge and a large front-facing double bedroom. The lounge, bathed in natural light from two expansive front-facing windows, provides breathtaking views of the surrounding landscape. From here, you'll find access to a family bathroom, two additional substantial bedrooms, and the kitchen/dining area. Alternatively, entering from the side brings you directly into the large kitchen/dining space.

Currently divided into two titles—one for the cottage and one for the land—these will be sold together. There is a Burden within the title to 9 Carnwath Road. This Burden states that the plot of land cannot be split and any potential purchaser should be made aware of this. The Burden can be varied/removed however, the potential purchaser would have to take their own legal advice on that.

The rear of the property features an outhouse that is unsafe to enter, as well as two barns requiring significant repairs or complete replacement. This property is a unique opportunity for those looking to create their dream home in a serene setting, with ample outdoor space and potential.

The village itself has all the local shops and amenities you would expect to find in a small village. The property lies in close proximity to the popular towns of Lanark, Carnwath and Biggar, where a wide range of schools, shops, amenities, entertainment and recreational facilities can be found, also the well-known New Lanark world heritage site. There is several excellent golf courses that are easily accessible.



915.00 sq ft | EER = F



RESIDENCE





Carnwath Road



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.