



RESIDENCE

Castle Cottage, 12 Camps Road, Crawford, ML12 6TZ

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4 Bedrooms | 2 Public Rooms | 3 Bathrooms

Castle Cottage is an exceptional property set on 0.7 acres of land, nestled within a scenic countryside setting that offers stunning views of the surrounding landscape. Located close to Crawford castle ruins, a charming river, and rolling hills, this four-bedroom residence presents an idyllic retreat for those seeking peace, privacy, and natural beauty.

The open-plan reception area is designed to showcase the breathtaking vistas, featuring floor-to-ceiling windows that flood the space with natural light. A vaulted ceiling enhances the sense of spaciousness, while a wood-burning stove creates a warm and inviting ambiance, perfect for cozy evenings.

With four double bedrooms, Castle Cottage provides generous accommodation for family and visitors. The master suite includes a dressing room, offering a private sanctuary with ample storage. Two luxurious bathrooms add elegance and comfort to this exquisite home.

A standout feature is the mezzanine sitting room, which boasts a glass balustrade that offers uninterrupted views of the surroundings. This versatile space is ideal for relaxing, entertaining, or simply enjoying the spectacular scenery.

For practicality, the property includes a detached double garage, providing plenty of space for parking or storage. Eco-friendly amenities such as solar panels and an oil-fired boiler ensure efficient energy use and sustainable living.

The large, well-maintained gardens allow residents to fully enjoy the natural environment, while the expansive driveway offers ample parking for multiple vehicles.

Crawford is conveniently located approximately 33 miles from Glasgow, 35 miles from Edinburgh, and 55 miles from Carlisle—all distances are approximate. The village features a traditional village hall that hosts a variety of community activities, including coffee mornings and more. In 2018, a new primary school was established to serve local families, with the property fallen under the catchment for Biggar high school.



2303.00 sq ft | EER = C



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Viewing by appointment with Residence Lanark
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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.