



AB Properties



29 Boat Road

Thankerton, Biggar, ML12 6QW

Offers over £462,000



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This impressive and deceptively spacious family home occupies a generous corner plot on Boat Road, Thankerton, offering extensive accommodation and open views across the surrounding countryside. The property further benefits from the opportunity to purchase the field to the front by separate negotiation, adding additional appeal for those seeking extra land.

The property is entered via a bright and welcoming vestibule which leads into a spacious central hallway. The kitchen is designed as a comfortable family hub, offering ample storage, a breakfast bar for informal dining, a gas hob cooker, and a dedicated sitting area, all while enjoying pleasant countryside views. A well-proportioned utility room is located off the kitchen and provides direct access to the double garage, which features one electric door and one manual door.

The formal lounge is a generous and versatile space, featuring two separate patio doors which open directly onto the wraparound decking. The master bedroom and bedroom two both benefit from built-in wardrobes and a modern ensuite shower rooms. Bedroom three is a further well-proportioned double bedroom with built-in wardrobes, while a family bathroom completes the ground floor accommodation.

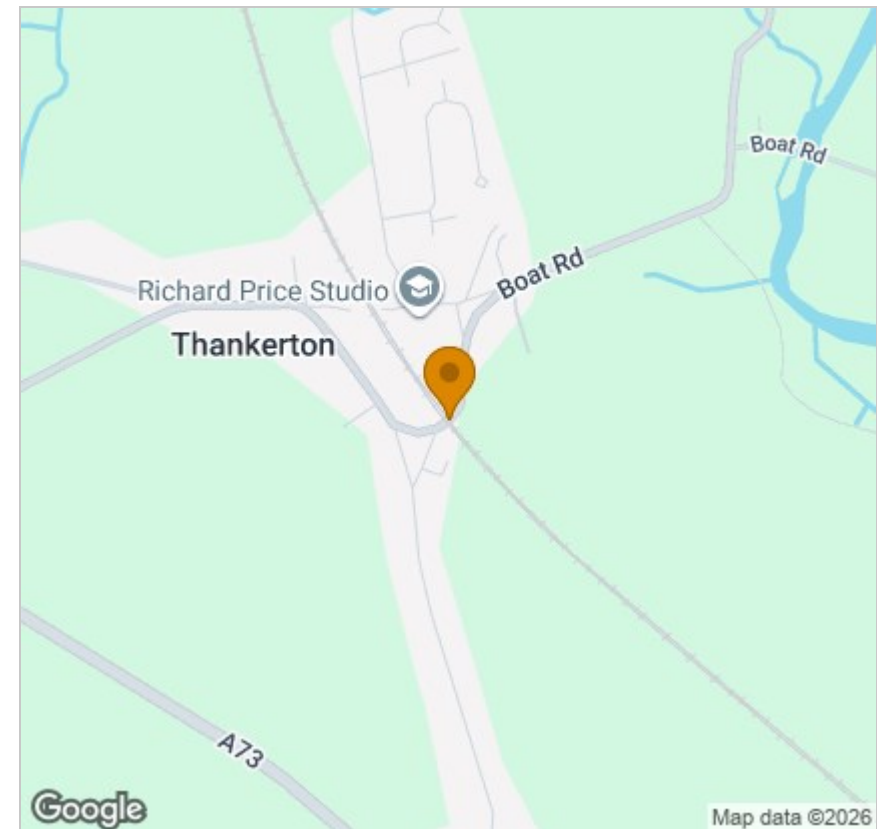
A modern staircase leads to the upper level where a large open landing immediately highlights the scale of the accommodation on offer. Bedroom four is currently utilised as a gym and is a bright room with dual windows, while bedroom five offers excellent storage with double built-in wardrobes. The upper shower room provides a unique feature, with a shower that also functions as a steam room, alongside a separate single sauna cubicle. Completing the upper accommodation is the impressive snooker room located above the garage, offering excellent potential for a range of uses. A full-sized snooker table is currently in situ and will be included in the sale.



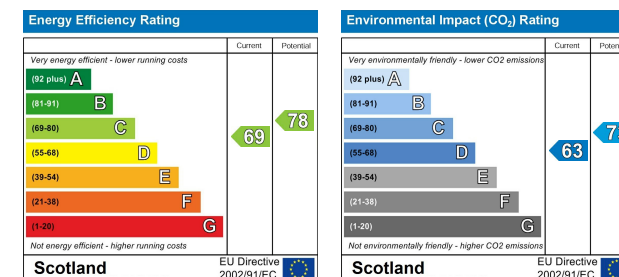
Boat Road,  
Thankerton,  
Biggar,  
South Lanarkshire, ML12 6QW

**Squarefoot**

Approx. Gross Internal Area  
2052 Sq Ft - 239.09 Sq M  
Including Garage  
2802 Sq Ft & 260 Sq M  
Approx. Gross Internal Area  
207 Sq Ft - 19.23 Sq M  
For identification only. Not to scale.  
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## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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