





# Symington

1 Glenburn Avenue Symington ML12 6LH

Independent Estates



## Directions

On entering village from Lanark travel past Tinto House Hotel and take your first right into Main Street. After small bridge turn right prior to shop onto Glenburn Avenue. The property is situated on your left.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Vestibule	2.12m x 0.89m	Entrance Hallway	2.16m x 3.86m
Lounge	3.98m x 4.86m	Kitchen/Dining	9.25m x 3.01m
Dining/Bedroom Three	2.88m x 2.95m	Shower Room	2.34m x 1.78m
Utility	2.97m x 1.94m	Upper Landing	5.37m x 2.41m
Bedroom One	3.81m x 5.76m	Ensuite	1.53m x 2.63m
Bedroom Two	3.98m x 5.74m	Bathroom	2.15m x 2.54m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates welcome this immaculately presented and deceptively spacious detached villa to the market. Situated within a quiet cul-de-sac setting in the tranquil village of Symington. The village itself offers a post office and general store, Tinto Primary School which provides nursery and primary schooling and is within walking distance of Tinto House Hotel. The property benefits from excellent accessibility to Edinburgh, Glasgow and the M74 as well as Lanark. The larger former market town of Biggar is only a short distance away and is home to well regarded Biggar High Secondary School, a range of shops and services including a number of bars and restaurants, independent retailers, supermarkets, museums, health and veterinary services and Biggar golf course.

Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert and matching side panels giving access to entrance vestibule. Vestibule leads to reception hallway with fitted carpet leading to lounge, dining/kitchen, bedroom three, shower room and carpeted staircase with decorative timber balustrade. Generous front facing lounge with fitted carpet. Rear facing fitted kitchen/dining comprising range of base and wall mounted units, ample work surfaces, breakfasting bar, integral fridge, freezer, electric oven, hob and extractor. The kitchen area benefits from partially tiled walls and vinyl flooring. Dining area with fitted carpet and rear facing patio doors overlooking rear garden. Rear facing utility room with vinyl flooring, base and wall mounted units and work surface. Utility gives access to large storage cupboard, garage and rear garden via half glazed upvc door. Bedroom three is front facing with fitted carpet (currently used as formal dining room). Shower room comprising three piece suite including low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring.

Carpeted upper landing with two rear facing velux windows gives access to two double bedrooms and bathroom. Bedroom one is rear facing with fitted carpet. Front facing en suite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and fitted carpet. Bedroom two is again rear facing with fitted carpet. Front facing bathroom comprising four piece suite including low flush wc, wash hand basin, bath and shower cubicle. The bathroom is partially tiled with vinyl flooring.

The property boasts oil fired central heating and double glazing throughout. Front garden is mainly laid to decorative gravel and paving. Paved and gravel driveway to side leads to single integral garage with up and over door, power and lighting supplied. Large rear garden is mainly laid to lawn with decorative planted borders and large paved patio area.



**Offers Over £325,000**