





Biggar

Rubislaw 80 Sherifflats Road Thankerton Biggar ML12 6PA

Independent Estates



Directions

From Hyndford Bridge take the A73 heading towards Abington/Biggar. Continue along this route and after Tinto Tea Rooms take next left onto Sherrifflats Road. The property is situated on your left hand side identified by our for sale board.

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	0.63m x 2.13m	Entrance Hallway	5.67m x 2.14m
Lounge	6.28m x 3.67m	Sitting Room	3.73m x 3.92m
Dining Room	2.86m x 3.64m	Dining Kitchen	3.52m x 4.52m
WC	1.04m x 1.71m	Upper Hallway	3.23m x 2.12m
Bedroom One	3.91m x 3.63m	Bedroom Two	3.28m x 3.40m
Bedroom Three	3.12m x 2.48m	Bedroom Four	2.93m x 3.60m
Bathroom	1.99m x 3.88m	Garage	8.78m x 3.72m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are proud to present Rubislaw. This deceptively spacious traditional villa nestled in the South Lanarkshire village of Thankerton. Located within the picturesque rolling Southern Uplands between the meandering upper River Clyde and Tinto Hill with breathtaking scenery. There are outstanding views from the property across the River Clyde and open farmland towards the Coulter Fells and Quothquan Law. These outstanding landscapes and views are under an hour from Glasgow and Edinburgh. The popular Towns of Biggar and Lanark are only a short drive away offering a variety of local shopping, Primary and Secondary Schooling, Health/Leisure Facilities, Bars and Restaurants. Regular rail services are also available from nearby stations Carstairs and Lanark. The property has undergone a comprehensive schedule of upgrading and refurbishment over the last few years by the current vendors including heating, double glazing and complete redecoration.

The accommodation delivers contemporary styling with many unique original features retained arranged over two levels comprising: Entrance to property via front facing double storm doors giving access to entrance vestibule with tiled flooring. Generous reception hallway with fitted carpet leads to formal lounge, second sitting room, kitchen, cloakroom wc, bespoke fitted storage and carpeted staircase with original decorative timber balustrade. Generous front and rear facing formal lounge with feature fireplace incorporating log burning stove, bay style front facing window formation and fitted carpet. Second sitting room with feature fireplace, front facing bay style window formation and fitted carpet. Side facing cloakroom wc comprising wc, wash hand basin, partially tiled walls and vinyl flooring. Rear facing formal dining room/snug with laminated flooring leading to dining kitchen. Rear and side facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric cooker, laminated flooring and side facing upvc door leading to rear garden.

Rear and front facing carpeted upper landing gives access to four well proportioned bedrooms, family bathroom and loft hatch. Bedroom one is front facing with bay style formation and fitted carpet. Bedroom two is again front facing with fitted carpet. Bedroom three is side facing with fitted carpet. Bedroom four is rear facing with fitted carpet. Side facing generous family bathroom comprising four piece suite including low flush wc, wash hand basin, roll top bath, shower cubicle, partially tiled walls and vinyl flooring.

The property boasts recently upgraded oil fired central heating and double glazing throughout. The property is nestled within substantial gardens with front being mainly laid to lawn and paved pathway. Large tarmac driveway to side providing ample off street parking for several vehicles leading to large detached brick garage/workshop with up and over door, electricity and lighting supplied. Large private rear garden again is mainly laid to lawn with raised timber deck patio, open outlook and fully enclosed with matured hedging and fencing. Side garden is again mainly laid to lawn with paved patio area and timber garden shed.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £345,000