





# Biggar

Plot 1 Bonnet Knowe Nursery, Covington Road, Thankerton Biggar ML12 6NE

Independent Estates



## Directions

From Hyndford Bridge take the A73 heading towards Abington/Biggar. Continue along this route and at Tinto Tea Rooms take a left onto Station Road. Continue into Thankerton and take your second left then left again over bridge onto Boat Road. Continue along this road to Covington. The properties are situated on your left hand side.

## 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

Living/Kitchen/Dining	9.50m x 7.14m	Utility Room	2.40m x 2.40m
Master Bedroom	4.17m x 3.97m	Ensuite	2.80m x 2.30m
Walk-in Wardrobe	3.27m x 2.10m	Bedroom Two	3.88m x 3.78m
Ensuite	2.30m x 1.70m	Utility Room	1.87m
Bedroom Three	3.85m x 3.88	Family Bathroom	4.17m x 2.20m

## 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 are delighted to present to the market a rare opportunity to purchase this brand new, generously proportioned, contemporary luxury detached bungalow. Covington is a small rural hamlet located on the outer perimeter of Thankerton village. Positioned within the picturesque rolling Southern Uplands between the meandering upper River Clyde and Tinto Hill with breath-taking scenery. 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.

Accommodation is arranged over one level and comprises: Entrance to property via front facing upvc door leading to entrance vestibule. Vestibule gives access to large hallway leading to all accommodation including living kitchen area, three bedrooms, family bathroom, utility and store. The large central hallway also provides access to additional side entrance and patio area. Vast living/kitchen and dining space with side/rear window formations and rear/side facing patio doors opening out into garden spaces. Generous utility providing ample storage, additional store cupboard, sink and plumbing for laundry facilities.

Front facing master bedroom with two window formations provides access to walk-in wardrobe and master en-suite comprising side facing window formation and three piece suite. Bedroom two is rear facing with walk in wardrobe and access to side facing en-suite comprising three piece suite. Bedroom three is front facing with two window formations. Family bathroom with side facing window formation.

The property will benefit from highly efficient wet electric central heating, solar panels and double glazing throughout. Generous gardens to both front and rear with driveway and ample parking.

Completion expected approx. March 2025



**From £350,000**