





Biggar

The Old Manse Robertson Biggar ML12 6RS

Independent Estates



Directions

Heading south on the A73 from Lanark. Take the second right on entering Roberton onto Howgate Road. Continue into the village and the property is located on your left 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.

Fincancial Valuations of Offers

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

Formal Lounge	4.93 x 4.67m	Sitting Room/Dining	5.20m x 5.11m
Kitchen	5.47m x 3.03m	Cloakroom WC	2.73m x 0.94m
Master Bedroom	4.92m x 3.73m	En Suite	2.11m x 1.17m
Bedroom Two	3.85m x 3.65m	Bedroom Three	3.01m x 2.71m
Bedroom Four	3.07m x 2.66m	Family Bathroom	3.89m x 1.79m
Garage/Workshop	5.87m x 4.05m		

Offices

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Shortlisted and featured on BBC Scotlands home of the year. The Old Manse is a most attractive detached family house which is situated in the charming village of Roberton. Enjoying wonderful views over the surrounding countryside to the hills beyond and Clyde Valley. The property overlooks the Roberton Burn which runs through the centre of this small picturesque village. The house has extensive accommodation arranged over ground and first floors, which has undergone a comprehensive internal refurbishment over the years of custodianship by current vendors to an exacting standard. The property's interior design has been thoughtfully executed taking into account the original features and architecture of the building. It now provides an excellent, well-balanced home ideal for modern family life in a beautiful setting, yet with quick and easy access to Glasgow, Edinburgh and the South. The M74 (Junction 13) motorway with northerly and southerly spurs is only 3 miles away.

Entrance to property via side facing solid wooden door giving access to reception vestibule with exposed stone walls, vaulted ceiling, tiled flooring and feature lighting. Vestibule leads to main reception hallway boasting beautiful staircase with decorative wrought iron balustrade, large window providing natural lighting and exposed timber flooring. Hallway leads to formal lounge, sitting/formal dining room and cloakroom wc. Grand formal lounge boasting dual aspect window formations both side and rear with original shuttering, grand fireplace incorporating log burner, feature lighting and exposed wooden flooring. Generous sitting room with formal dining area again boasts dual aspect window formations both front and side, with decorative fireplace incorporating wood burner, two Edinburgh press cupboards one of which currently utilised as hidden bar, decorative lighting and parquet effect flooring. Large family country kitchen offering range of base and wall mounted cabinetry, ample work surfaces, range stove with triple electric ovens and multi burner gas hobs, decorative fireplace, pantry, tiled flooring, front facing window formation and rear facing French doors providing access to garden. The kitchen gives access to front entrance vestibule and large internal store room. Side facing cloakroom wc comprising high level wc, decorative wash hand basin and parquet effect flooring.

Upper landing provides access to master bedroom, secondary hallway and three additional double bedrooms and family bathroom. Master bedroom with dual aspect windows, decorative fireplace incorporating wood burning stove, fitted wardrobes and laminated timber flooring. En suite with side facing window provides double shower cubicle with drench shower, decorative wash hand basin, high level traditional wc and laminated flooring. Secondary hallway with front facing window and laminated flooring. Bedroom two is front facing with laminated flooring. Bedroom three is again front facing with large fitted wardrobes and laminated flooring. Bedroom four is rear facing with again large fitted wardrobes and laminated flooring. Rear facing contemporary family bathroom comprising low flush wc, bespoke wash hand basin, freestanding bath tub, walk in double drench shower, decorative wet wall panelling and laminated flooring.

The property boasts full oil fired central heating and double glazing throughout. Front garden is mainly laid to decorative stones. Large gravel driveway to side provides ample off street parking for several cars and provides access to rear garden. Large private rear garden with open countryside views is mainly laid to lawn with decorative paved and gravel patio seating areas, pergola, timber garden shed and wood store. Large workshop/garage can be accessed from rear of property with electricity and lighting supplied. Workshop also benefits from French doors positioned to front of building and large floored loft space. This space offers huge potential and would make an ideal granny annex/workspace.

The nearby bustling market town of Biggar provides a variety of general and speciality shops for most daily amenities, business and professional facilities, cafes and restaurants, museum and is host to Scotland's only Puppet Theatre. The town has an annual arts festival, the Biggar Little Festival a family-friendly celebration of music, dance, crafts, literature, and drama. A further range of amenities can be found in the nearby county towns of Lanark (14 miles) and Peebles (28 miles). For education, there is a local primary with a secondary schooling at the well-regarded Biggar High School. There are a number of private schools in Edinburgh.



Offers Over £449,000