





Libberton

1C Biggar Road Libberton ML11 8LT

Independent Estates



Directions

On leaving Carnwath via Biggar Road continue until entering Libberton and take your second left into development. The property is situated to your right.

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

Entrance Hallway	1.30m x 5.66m	WC	0.87m x 1.84m
Lounge	3.79m x 5.76m	Dining Kitchen	6.18m x 4.16m
Master Bedroom	4.16m x 4.20m	Ensuite	1.90m x 1.88m
Bedroom Two	3.43m x 4.09m	Bedroom Three	2.66m x 2.64m
Bathroom	1.91m x 2.19m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ

Tel: 01555 759777

Email: carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU

Tel: 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.

Libberton Mains in the village of Libberton, near Biggar is positioned well for individuals who are looking for rural countryside living yet offers easy access to both Glasgow and Edinburgh. Other local Towns of Lanark and the village of Carnwath also offer a selection of amenities. The property also provides access to the recently built Libberton Primary School and well respected Biggar High School.

Independent Estates are delighted to welcome to the market this deceptively spacious family home offering versatile accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glazed insert giving access to reception hallway. Large reception hallway with laminated flooring provides access to formal lounge, generous dining kitchen, cloakroom wc, storage and carpeted staircase with decorative timber balustrade. Generous lounge with front facing window formation and fitted carpet. Large rear facing dining kitchen with laminated flooring comprising range of base and wall mounted units, two large store cupboards, ample work surfaces, partially tiled walls, integral appliances including fridge freezer, washing machine, dishwasher, electric oven, hob and extractor. Dining area benefits from rear facing French door formation providing access to rear garden. Cloakroom wc comprising low flush wc, wash hand basin, feature lighting and vinyl flooring.

Generous carpeted upper landing provides access to three double bedrooms, family bathroom, storage cupboard and loft hatch. Master bedroom is front facing with built in wardrobes and fitted carpet. Front facing en suite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and flooring. Bedroom two is rear facing with fitted wardrobes and carpet. Bedroom three is again rear facing with fitted wardrobes. Family bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls and vinyl flooring.

The property benefits from full double glazing and modern efficient wet electric central heating. Front garden is mainly laid to decorative gravel and planters. Rear garden is mainly laid to decorative paved patio, astro turf and timber deck with timber fencing. Private parking is situated at front of property.



Offers Over £235,000