



Braeholm, Newbigging
Carnwath

Lanark

ML11 8NB

Braeholm Newbigging Carnwath Lanark

   **EPC**
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Braeholm is a delightful two-bedroom cottage set in the peaceful countryside of Newbigging, Carnwath. This property offers a unique combination of modern updates and traditional charm, perfect for those seeking a rural lifestyle with contemporary comforts.

The ground floor comprises; vestibule, hallway, spacious sitting room with a cosy wood-burning stove, modern kitchen with sleek finishes, well-appointed bathroom with stylish tiling, rear hallway with store and access to the rear of the property, bedroom one completes the ground floor accommodation. Upstairs is the main bedroom with an en-suite shower room.

The property benefits from oil fired heating, double glazing and mains drainage. Outside there are low maintenance gardens to the front and rear, garage and shed.

Property Features

Rural Location

Semi Detached Cottage

Well Presented

2 Bedrooms

Gardens

Garage







**Braeholm,
Newbigging,
Carnwath,
Lanark,
South Lanarkshire, ML11 8NB**



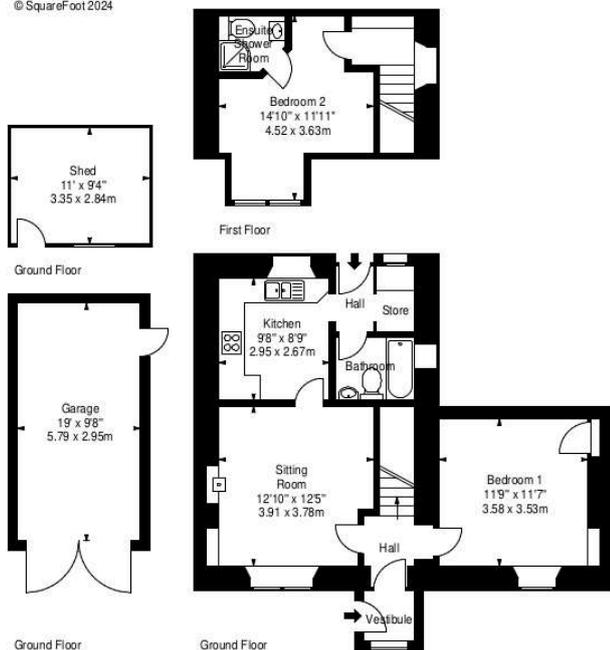
Approx. Gross Internal Area
760 Sq Ft - 70.60 Sq M
Garage & Shed
Approx. Gross Internal Area
287 Sq Ft - 26.66 Sq M
For identification only. Not to scale.
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Carnwath is a charming village on the southern edge of the Pentland Hills in Lanarkshire and within close proximity to the thriving town of Biggar which has a wide range of local and speciality shops. More extensive shopping facilities can be found in Lanark which is easily accessible. Many recreational facilities are close by including parks, golf courses, tennis, bowling and rugby clubs and pleasant walks can be enjoyed at nearby Tinto Hill and Coulter Fells. For the commuter, both Edinburgh and Glasgow can be easily reached by car within an hour.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures.



**AS Anderson
Strathern**

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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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