

South Cottage

COULTER MAINS, COULTER, BIGGAR, SOUTH LANARKSHIRE, ML12 6PR



Utterly Charming three-bed detached period stone cottage - dated circa 1800, Set in the beautiful hamlet of Coulter by Biggar



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We are delighted to bring to the market this completely idyllic three-bedroom country cottage. This period property dates to circa 1800 and is full of real character and charm. This unique home is beautifully nestled amid a mews of only three other properties, and enjoys a tranquil walled rear garden, looking out to stunning scenery in every direction. The feeling of peace and relaxation is palpable. True character properties such as "South Cottage" are something of a rarity to the market and it's evident the home has been built to a high standard of craftsmanship and period styling back in the day.

THE LOUNGE



The accommodation consists of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The room's double-aspect windows ensure the maximum amount of natural light fills the room. Benefitting from an open fire, the room feels timeless, authentic and very peaceful.

THE KITCHEN/DINER



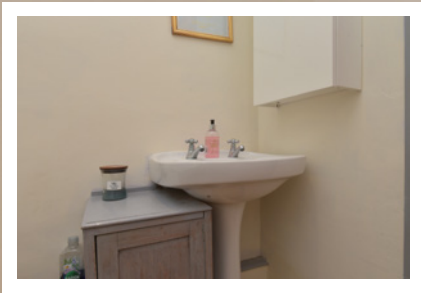
The lovely dining/kitchen makes a fantastic hub around breakfast and dinner times. It's finished with a range of fitted units, with an integrated electric oven, hob, dishwasher and fridge freezer. It makes a great space for any chef to serve up a marvellous meal and there's ample space for the dining table.





The family bathroom is bright and fresh, finished with a white suite including a roll-top bath. There are three good-sized bedrooms in this lovely home, all with ample space for free-standing furniture and two are en-suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The home benefits from a lovely conservatory, offering the perfect place to sit and enjoy the sunshine with a coffee and a good book. The home is kept warm and comfortable via oil-fired central heating. For those who like to tinker with a hobby, the garage/workshop and hay loft offer the ideal space.

THE CONSERVATORY



The rear walled garden is ideal for simply sitting and watching the birds and wildlife that regularly visit this little piece of heaven, it's a real joy and completely therapeutic. This captivating and charming home would make an ideal buy for so many people, from a small family to a retired couple or even someone who always dreamed of stepping back and letting the world get on with it.

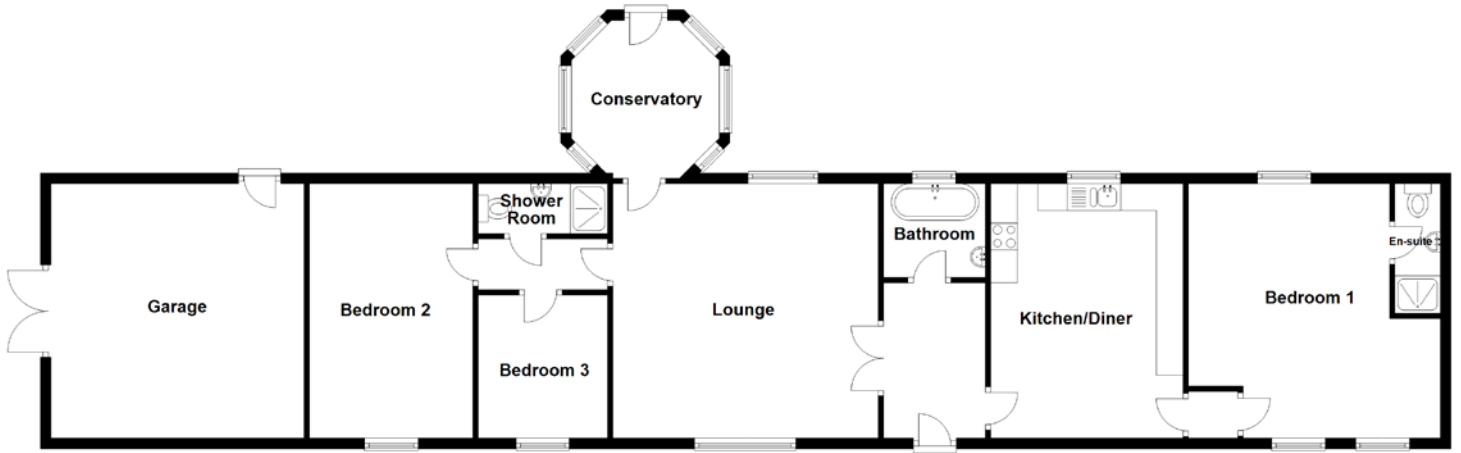
Some properties tick many boxes, this is definitely one of them. Early viewing is strongly advised for this beautiful property that's just waiting for new owners to call it "Our home". Part exchange available.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

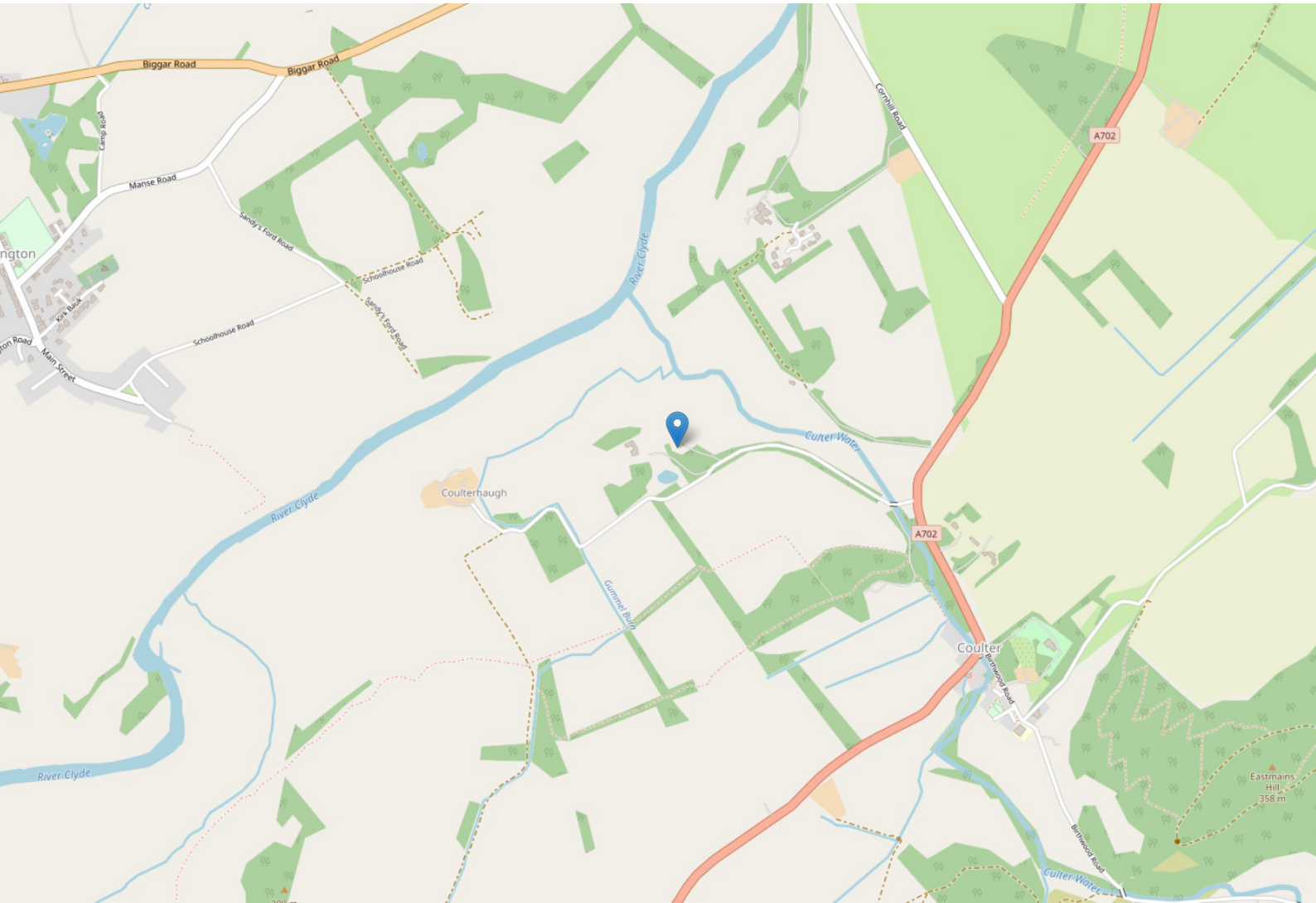


Approximate Dimensions (Taken from the widest point)

Lounge	4.96m (16'3") x 4.75m (15'7")
Kitchen/Diner	4.75m (15'7") x 3.60m (11'10")
Conservatory	2.95m (9'8") x 2.77m (9'1")
Bathroom	1.91m (6'3") x 1.75m (5'9")
Bedroom 1	4.75m (15'7") x 3.76m (12'4")

En-suite	2.42m (7'11") x 0.85m (2'9")
Bedroom 2	4.75m (15'7") x 3.06m (10'1")
Bedroom 3	2.67m (8'9") x 2.42m (7'11")
Shower Room	2.42m (7'11") x 0.85m (2'9")
Garage	4.75m (15'7") x 4.73m (15'6")

Gross internal floor area (m²): 105m² | EPC Rating: E



THE LOCATION

'South Cottage' in the charming hamlet of Coulter, is only a seven-minute drive to the beautiful town of Biggar. With stunning scenery all around and other large towns of Lanark and Peebles both only fifteen miles away, it offers real peace and quiet but with the added benefit of easy access to local amenities.





Biggar itself benefits from a wide range of amenities including a Co-op, Spar, hospital, butcher, baker, pubs, Post Office and an Indian restaurant.

The main motorway links are also close at hand, meaning Glasgow and Edinburgh are also easily accessible on a daily basis. Excellent schooling is available at Broughton Primary (four miles) and Peebles High School.



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