



24 Bertram House Bertram Avenue, Kaimend, Carnwath
Offers Over £144,000 (EPC - c)

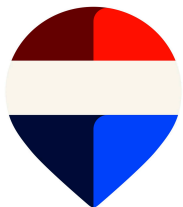
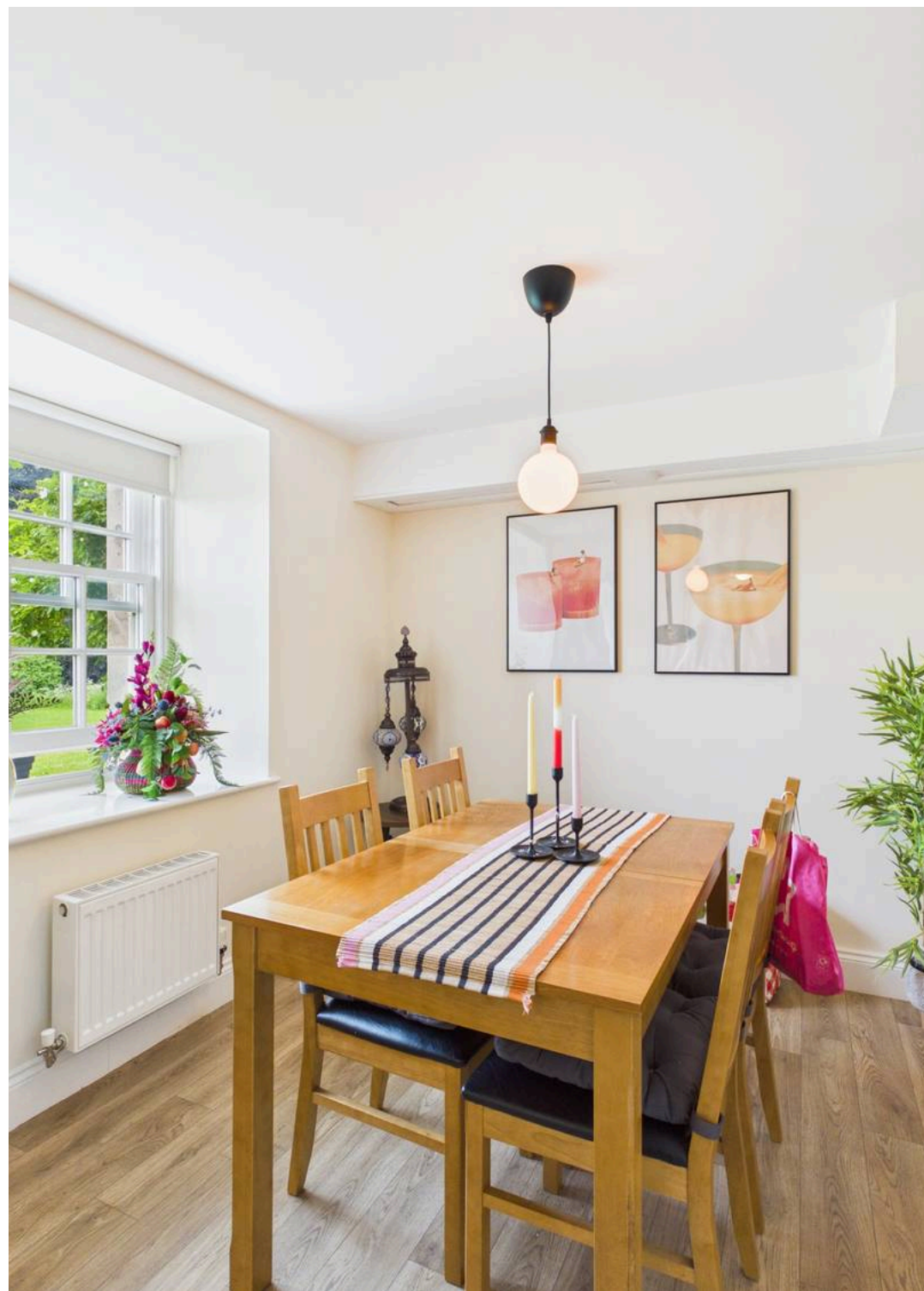
24 Bertram House Bertram Avenue

Kaimend, Lanark

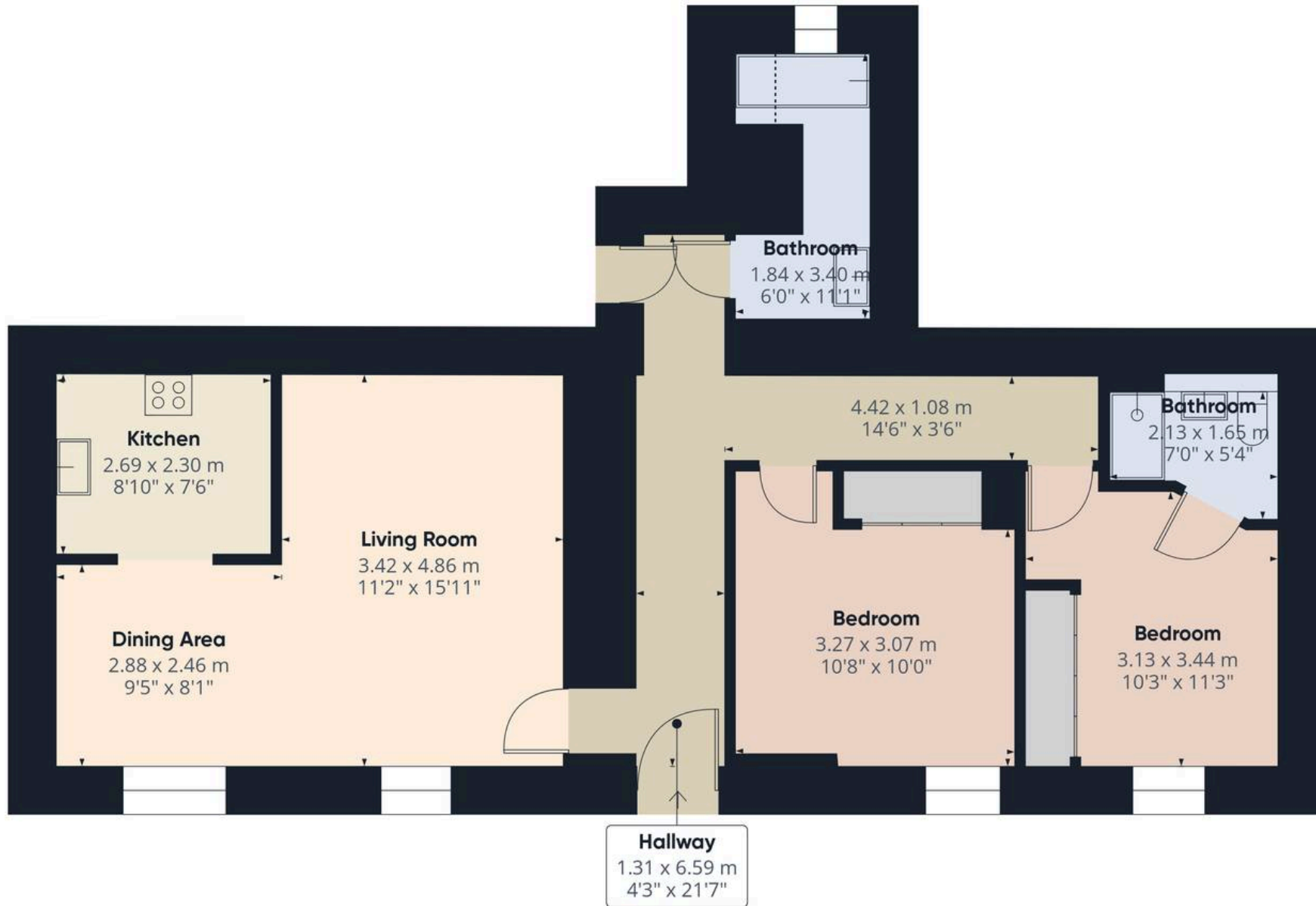
Bertram House lies in very attractive open countryside a few miles outside the village of Carnwath. Carnwath benefits from all your necessary day-to-day local amenities including a wide range of local shops, a hotel, a health centre and a primary school. The nearest secondary school is available in Lanark or Biggar. Lanark itself has a full range of retail, leisure and professional services, while Edinburgh lies only 24 miles away and is accessed via the A70. Glasgow lies 30 miles away and is accessed by the M8.

This historic building is a charming B listed country house which dates back to the 17th century when it was a Jacobean mansion house. In recent years it has been converted into a selection of luxury apartments. Flat 24 is a spacious two bedroom ground floor which benefits greatly from having a private main door entrance and stunning views over open countryside. The accommodation comprises; spacious entrance hallway, generously proportioned living room with ample dining space, fully fitted modern kitchen, a large master bedroom with newly fitted en-suite shower room, second bedroom with more built in storage and a family bathroom complete with a three piece suite.

The garden grounds are an impressive feature of the property with large communal areas and views over the rolling countryside onto the picturesque Pentland hills. There is also a tennis court for the private use of the residents.







Approximate total area⁽¹⁾

76.4 m²
822 ft²

Reduced headroom

0.5 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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