



AB Properties



60 Sherifflats Road  
, Thankerton, ML12 6PA

Offers over £399,995



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Nestled within the picturesque village of Thankerton and enjoying breathtaking open views across the surrounding countryside towards Tinto Hill, this charming detached sandstone villa offers spacious and versatile family accommodation over two levels. Rich in character and occupying a generous plot, the property combines traditional features with excellent family living space in a truly idyllic rural setting.

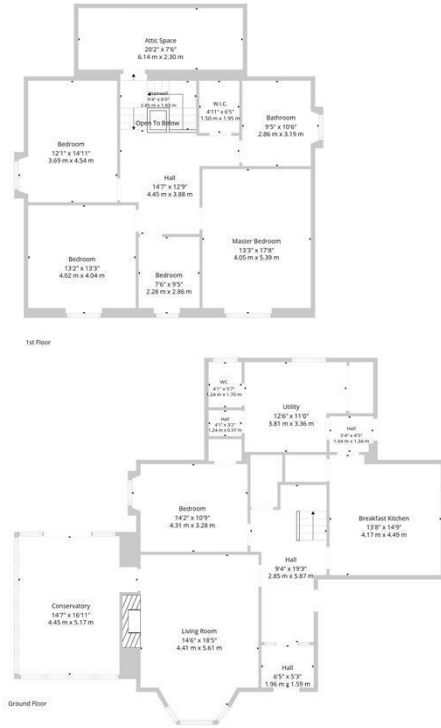
The accommodation begins with a welcoming entrance hall leading to a bright and spacious bay-windowed lounge, ideal for both relaxing and entertaining. To the side, a generous conservatory provides additional living space and enjoys lovely views over the garden. The breakfasting kitchen offers ample room for dining and is complemented by a practical utility room and separate WC. Also on the ground floor is a well-proportioned double bedroom, providing flexible accommodation for guests, home working or multi-generational living.

On the upper level, the property boasts four further bedrooms and a walk-in wardrobe. A family bathroom serves the remaining bedrooms, while an attic room offers excellent storage potential.

Externally, the property is set within substantial garden grounds with extensive lawned areas, mature trees and a detached garage. The large driveway provides ample off-street parking for multiple vehicles. One of the standout features of this wonderful home is its enviable position, enjoying spectacular panoramic views across open farmland and the rolling South Lanarkshire countryside.

The property enjoys a peaceful rural setting in Thankerton while remaining within easy reach of Biggar, a popular and vibrant market town known for its independent shops, cafés, restaurants and excellent local amenities. The area is well placed for commuters, with convenient access to the A73 and nearby connections to the M74 motorway, providing straightforward travel to Glasgow, Edinburgh and Carlisle.





**TOTAL: 2115 sq. ft, 196 m2**

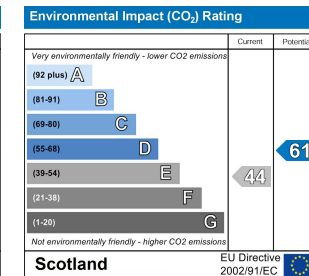
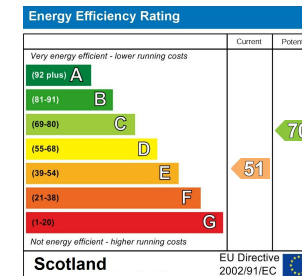
Ground floor: 1206 sq. ft, 112 m2, 1st floor: 909 sq. ft, 84 m2

EXCLUDED AREAS: UTILITY: 126 sq. ft, 12 m2, ATTIC SPACE: 174 sq. ft, 16 m2, STAIRWELL: 59 sq. ft, 6 m2, LOW CEILING: 35 sq. ft, 2 m2, WALLS: 166 sq. ft, 17 m2

Illustration for Identification Purposes Only - Measurements Are Approximate



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk