



CATCRAIG NURSERY

BRAIDWOOD | SOUTH LANARKSHIRE



RETTIE





CATCRAIG NURSERY BRAIDWOOD, SOUTH LANARKSHIRE, ML8 5NG

A Small Holding Comprising a House,
Annex, Several Outbuildings and Around
14.22 acres of Land

Located between the villages of Braidwood
and Crossford in the heart of South
Lanarkshire with easy access to Glasgow
and the M74

ACCOMMODATION

House: Kitchen, Living Room, Bathroom, Conservatory, Three Double Bedrooms, One Single Bedroom.

Annex: Kitchen/Living Room, Shower Room, Conservatory, Storage Room, Double Bedroom.

Exterior: A Range of Outbuildings Including Workshops and Storage, 14.22 Acres of Land Including Amenity Woodland and Grazing Land.





SITUATION

Catcraig enjoys a quiet rural setting surrounded mainly by farmland and woodland. The house is accessed from the B7045 via a private farm road. The fields and buildings are accessible from this road also.

The house sits in a sheltered location with trees to the rear and views out to the garden ground to the front. The first floor and ground floor of the property are not connected and are accessed from the rear and front respectively. Catcraig is situated around 1 mile south west of Braidwood and around the same distance east of Crossford. Primary Schooling is available at both of these villages as are several local amenities.

Further afield, Catcraig is approximately 3 miles from the town of Carluke which hosts a supermarket, a range of shops, cafes and restaurants and Carluke High School. There is also a Golf Club and Leisure Centre in the town. The town of Lanark is also close by, only 4 miles or thereby. Lanark offers supermarkets, a range of shops and secondary schooling as well as being home to the World Heritage Site of New Lanark and a livestock market. The station at Lanark also provides direct services to Glasgow with a connecting service to Edinburgh.

The nearby M74 allows for easy access into Scotland's Western Central Belt and the North of England whilst Edinburgh is roughly an hour by car.

GENERAL DESCRIPTION

FARMHOUSE AND ANNEX

Catcraig Farmhouse comprises four bedrooms, a living room, kitchen and conservatory. The house sits on the first floor of the building along with a large storage area. The ground floor consists of the Annex, two large storage rooms and a small shed. The building requires renovation and redecoration throughout with evidence of damp and water ingress in certain rooms. The accommodation of the house is as follows:

Kitchen (N & W) – 3.08m x 4.1m (10'1" x 13'5"). Built in units, integrated cooker. Extractor fan cooker hood. Linoleum floor.

Living Room (SW) – 3.97m x 5.56m (13'0" x 18'3"). Carpeted floor, wood burning stove.

Conservatory – 6.39m x 2.43m (12' x 8). Brick built and timber framed with stone floor.

Bathroom (NE) – Three piece with electric shower above bath. Linoleum floor.

Bedroom 1 (SW) – 4.82m x 3.94m (15'10" x 12'11"). Fireplace. Carpeted floor.

Bedroom 2 (SW and NE) – 3.01m x 5.2m (9'11" x 17'1"). Carpeted floor. Radiator.

Bedroom 3 (SW) – 3.25m x 4.03m (10'8" x 13'3"). Carpeted floor. Radiator.

Bedroom 4 (SW) – Small fireplace. Carpeted floor. Radiator. Evidence of water damage above fireplace.

Storage (SW) – 7.54m x 5.34m (24'9" x 17'6"). Storage shed attached to house.

ANNEX

Kitchen/Living Room (SW) – 4.56m x 4.62m (15'0" x 15'2"). Bare room with former fireplace. Carpeted floor. No kitchen units or cooking apparatus.

Conservatory (SW) – 3.68m x 2.53m (12'1" x 8'4"). Brick built with PVC windows and door. Stone floor.

Shower Room – WC, wash hand basin and walk in shower. Tiled wall and floor.

Bedroom (SW) – 4.19m x 2.46m (13'9" x 8'1"). Carpeted floor. Evidence of damp and mould.

Storage Room 1 (SW) – 7.6m x 4.92m (24'11" x 16'2"). Storage shed with concrete floor.

Storage Room 2 (SW) – 6.36m x 4.92m (20'10" x 16'2"). Storage shed with hardcore floor.

OUTBUILDINGS

There are three detached outbuildings at Catcraig. The first is a dilapidated former stable which is now a stone ruin. The other two buildings are brick built and sit next to the driveway into the property. They are as follows:

Garage – 6.1m x 9.15m (20' x 30'). Brick built garage with asbestos and cement fibre roof. Concrete floor, electricity supply. Large roller door for vehicle access.





Shed – 4.96m x 9.49m (16'3" x 31'2"). Brick built with asbestos and cement fibre roof. Concrete floor with water supply. Lean to on the side of the shed.

LAND

The land at Catcraig comprises a large garden area to the front of the house which could be used for grazing animals, a steep woodland strip to the rear of the house and a large grazing field which is accessed via the farm road. In the all the land stretches to around 14.22 acres in total. Around 5.94 acres of this is grazing land with the remainder being natural amenity woodland.

The field is bounded with a mixture of hedge and rylock fence. Mains water supply runs to the field.

General Remarks & Information

VIEWINGS

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

SERVICES

Mains electricity and water. Private septic tank. Oil fired central heating in house. Electric storage heating in annex.

FIXTURES

Only items specifically mentioned in the sales particulars are included in the sale price.

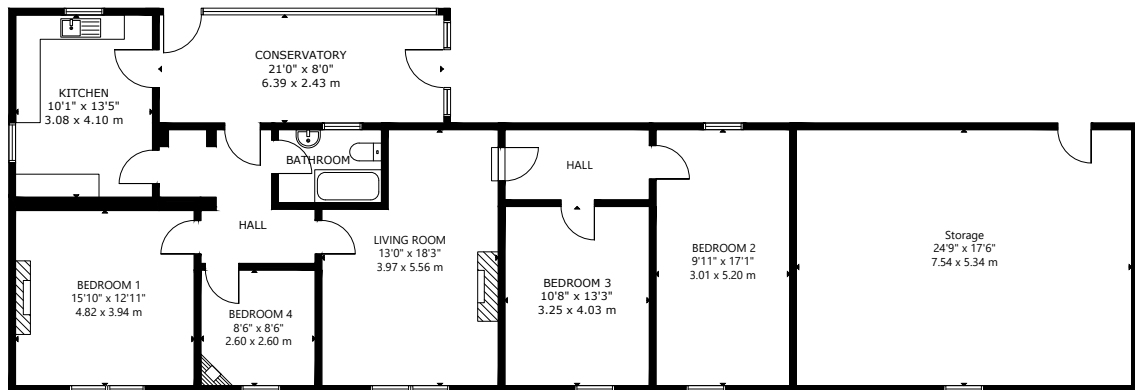
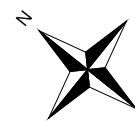
BURDENS

Council Tax Band – B

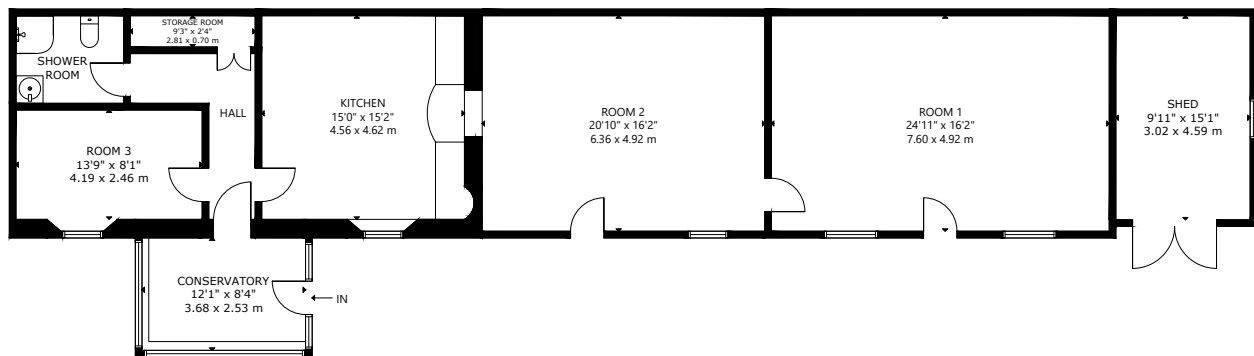
CLASSIFICATIONS

EPC Rating - TBC

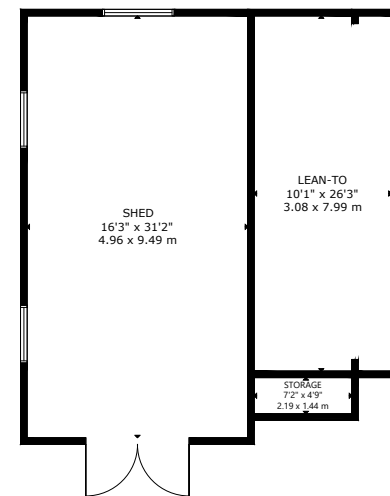
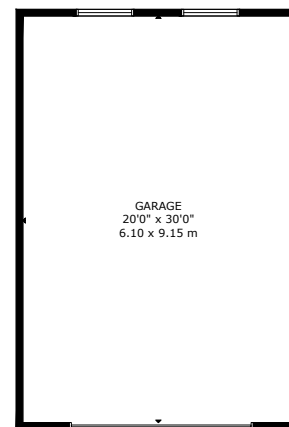




FIRST FLOOR



GROUND FLOOR



CATCRAIG BRAIDWOOD CARLUKE SOUTH LANARKSHIRE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 3,202 SQ FT / 297 SQ M
 SHED 149 SQ FT / 14 SQ M, GARAGE 601 SQ FT / 56 SQ M
 SHED 507 SQ FT / 47 SQ M, LEAN-TO 265 SQ FT / 25 SQ M
 STORAGE 19 SQ FT / 2 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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ACCESS

There is right of access in favour of the property over a shared access road from the B7056.

TENURE

Freehold

OFFERS

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

INTERNET WEBSITE

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at www.rettie.co.uk as well as Rightmove, Zoopla, On The Market and The London Office.

SERVITUDE RIGHTS, BURDENS & WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contract in reliance on the said statements, that they are satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

IMPORTANT NOTICE

Rettie, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

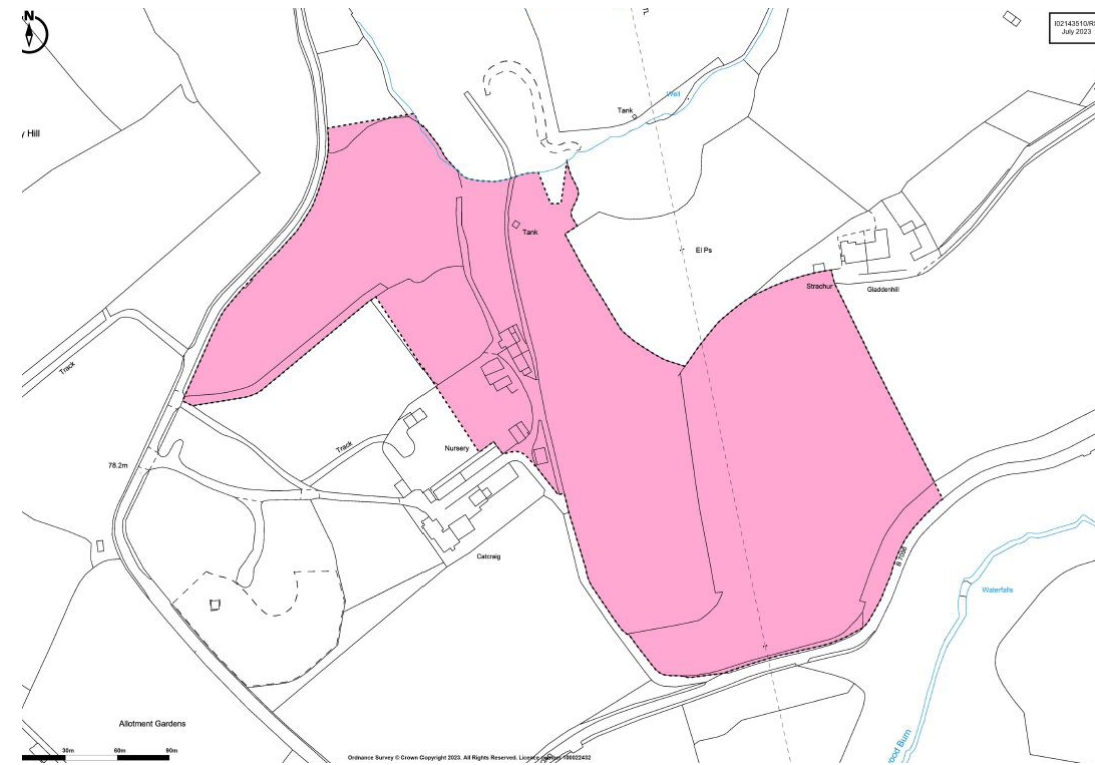
2. All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

PROOF AND SOURCE OF FUNDS/ANTI MONEY LAUNDERING

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. Rettie use electronic verification, if this is not possible original documents are acceptable.





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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

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