



### **3 BERTRAM AVENUE**

*Carnwath, Lanark, South Lanarkshire, ML11 8TB*



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**A tastefully presented modern home, which offers spacious accommodation with substantial private garden ground situated close to the historic market towns of Biggar & Lanark.**

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### Accommodation

**Ground Floor:** Entrance Porch, Entrance Hall, Kitchen open plan to Living Room, Dining Room, WC, Utility Room.

**First Floor:** Principal Bedroom with en suite Shower Room, Double Bedroom 2 with stairs leading to a viewing gallery, three further Double Bedrooms, Study, Family Bathroom.

**Exterior:** The property is situated within a generous plot with areas of lawn to the front and rear.

Private driveway providing ample car parking. Double Garage. Garden Shed.

Surrounded by attractive countryside.



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### Situation

3 Bertram Avenue is set in an exclusive parkland development situated in the heart of the countryside located on the outskirts of the moorland village of Carnwath on the southern edge of the Pentland Hills of south Lanarkshire. The village lies approximately 30 miles south of both Edinburgh and Glasgow. The region of South Lanarkshire is steeped in history, with an abundance of museums, castles and galleries to explore. Home to the New Lanark World Heritage Site, Lanarkshire also boasts world class sporting facilities including nearby golf courses in Carnwath, Lanark and Biggar, plus several wildlife reserves.

Biggar (approx.8 miles away) is a former market town, with connections to notable and noble figures such as Mary Queen of Scots. Located between the Clyde and Tweed rivers, Biggar is busy with independent shops, cafés and restaurants, as well as the new Biggar and Upper Clydesdale Museum, and the renowned Biggar Puppet Theatre. Other attractions such as the annual Biggar Little Festival in October and the Hogmanay Bonfire highlight Biggar's active and friendly local community spirit. There is a local hospital, dentist, and medical practice.

Lanark and Peebles are also located close by both between 15-30 minutes by car. Easily accessed off the A702, a regular bus service furnishes Biggar with public transport connections to Peebles, Edinburgh and Lanark by road.

Carnwath has a local Nursery and Primary School, and secondary education can be found in Biggar at Biggar High School. There is a George Watson's bus stopping in Biggar, and a range of further private schooling options available in Edinburgh, including Fettes College, Merchiston Castle School, St George's, The Mary Erskine School and Edinburgh Academy.



### General Description

Built in 2001, 3 Bertram Avenue is a bright and spacious detached villa situated within a quiet residential area amongst attractive countryside. The house has generous, well-proportioned accommodation that offers flexibility of use, in a peaceful and tranquil setting.

Accessed off Bertram Avenue, the house is approached through a timber gate which opens out into a generous gravel driveway that sweeps towards the house providing ample car parking and provides an approach to the double Garage and rear garden.

The main entrance into the house is via stone steps which lead to a solid timber door that opens into the Entrance Porch with sash window. A part glazed door opens into the welcoming Entrance Hall with ceiling spotlights, giving access to the principal rooms on the ground floor.

From the Hall, a timber door leads into the Kitchen open plan to the Living Room which is exceptionally well proportioned. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate an induction hob with extractor fan above, integrated fridge freezer, integrated Whirlpool oven with microwave above and a stainless-steel sink with drainer, pull out recycling bins, integrated Smeg dishwasher and Smeg washing machine. The Kitchen benefits from ceiling spotlights and a breakfast bar with storage units below. A door provides access to the Dining Room. The adjoining Living Room with cornice and ceiling rose is flooded with natural light from the large sash windows and bay window providing a nice outlook over the garden grounds.

The large living space incorporates a spacious living room which could be utilised as an informal dining area - in a layout which is ideal for both sociable family living, as well as entertaining larger parties, when occasion demands. The neighboring Dining Room with twin sash windows and large bay window offers ample room for socialising and a full dining suite and provides access to both the Kitchen and the Entrance Hall.

Completing the Ground Floor accommodation is the understairs cloakroom, WC with wash hand basin and the Utility Room with a generous array of storage units providing ample storage with worksurfaces incorporating a stainless-steel sink with drainer. A timber door provides access to the double Garage and a separate part glazed timber door provides access to the rear garden.

A decorative timber staircase rises to the spacious first floor landing, giving access to the Bedroom accommodation, Study and Family Bathroom. Accessed off the landing is the Principal Bedroom with en-suite Shower Room. The Principal Bedroom is well proportioned with integrated wardrobe and built in sliding wardrobes with hanging rails which provide access to the en-suite Shower Room. The Shower Room has a walk-in shower cabinet, WC, bidet, his and her wash hand basin with storage units below and vanity mirror above and a wall mounted towel rail.



Adjacent is Double Bedroom 1, which could be utilised as another living room. The Bedroom is sumptuously proportioned with large bay window and glazed windows providing a dual aspect view overlooking the garden grounds. A heartening focal point is the stone fireplace (not in use) with stone surround and ceiling rose. A timber door provides access to a small Kitchenette with worksurface, integrated sink, integrated fridge and storage units. Steps rise to the viewing gallery with a series of windows providing a wonderful outlook overlooking the surrounding countryside.

Across the landing is Double Bedroom 2 with sash window and integrated wardrobe. Adjacent is the Family Bathroom with bath unit, walk-in shower cabinet, wash hand basin with vanity mirror above, WC, wall mounted towel rail and a cupboard housing the hot water tank.

Completing the First Floor accommodation are two further Double Bedrooms both with integrated wardrobes and a Study with glazed window.

3 Bertram Avenue has spacious, well-proportioned accommodation that offers flexibility of use. Clever use has been made of large windows, bay windows and part glazed doors all maximizing natural light and views overlooking the garden grounds.

### Garden

3 Bertram Avenue is situated on an established plot bound by hedging and a timber and wire fence. The garden is a particular asset of the property, surrounding the house attractively.

The garden is predominantly laid to lawn and is well stocked with flowers and plants, which provide year-round colour and interest. There is a large patio area to the rear of the house which can be accessed via the Utility Room which offers ideal entertaining space in the warmer months. The garden has an array of trees, shrubs and bushes. The front garden benefits from a timber garden shed which provides useful storage for garden machinery and a Wendy House. Adjacent to the house is a kids play area with climbing apparatus, slide and swings.

There is an integrated double garage with up and over door and electric light, power and water.

### GENERAL REMARKS AND INFORMATION

#### Viewing

Viewing is strictly by appointment with the Selling Agents.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is ML11 8TB

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### Local Authority

South Lanarkshire Council, Council Office, Almda Street, Hamilton, ML3 0AA. Tel: 0303 123 1015

#### Classifications

Council Tax Band G  
EPC Rating – Band D

#### Tenure

Freehold

#### Services

Mains water and electricity. Oil fired central heating system. Private drainage to a shared septic tank.





### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. 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 Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

In addition, our social media platforms are facebook.com, RettieTownandCountry, twitter.com, RettieandCo, Instagram and LinkedIn.

### 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.

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 he has not entered into contact in reliance on the said statements, that he has satisfied himself 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 mis-statement 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 & Co 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.

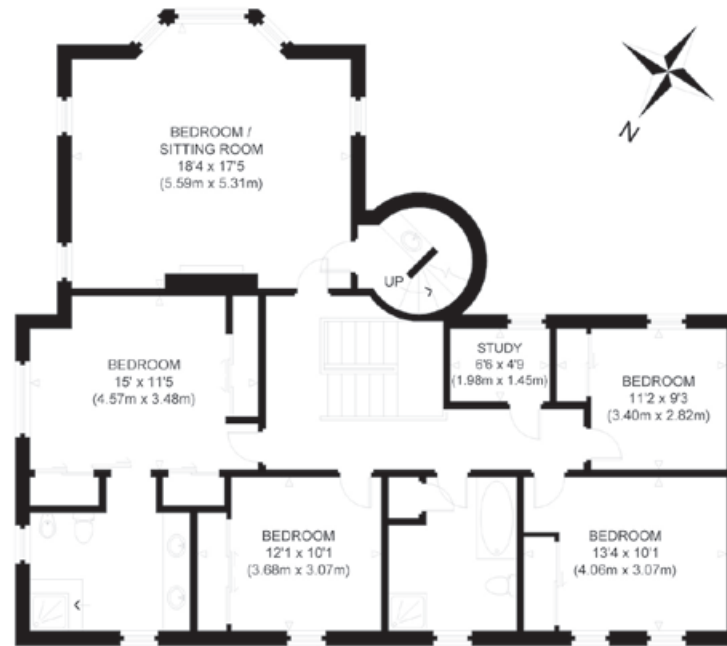
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party 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. 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.

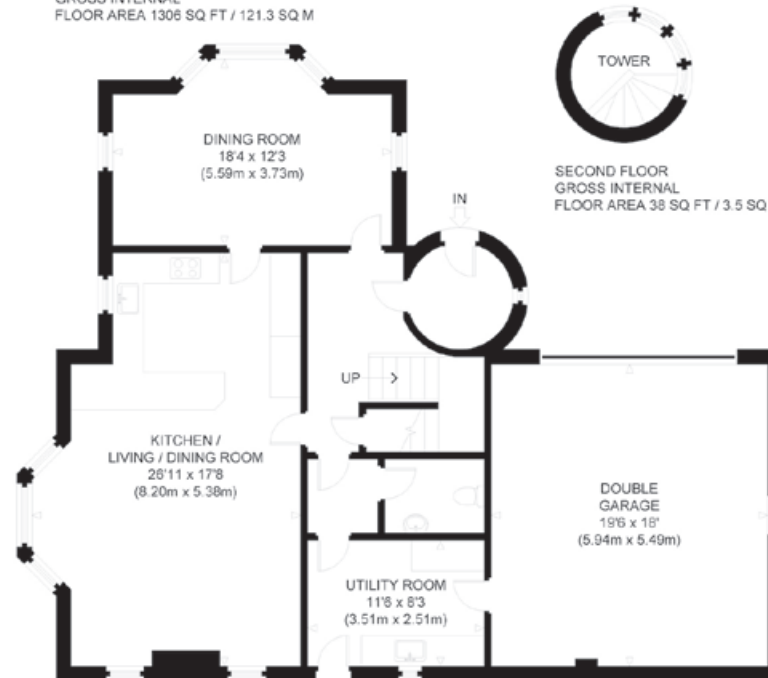








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1306 SQ FT / 121.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1326 SQ FT / 123.2 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 38 SQ FT / 3.5 SQ M

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Please note areas within curved and angled walls are approximated.

BERTRAM AVENUE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2670 SQ FT / 248.0 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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RETTIE

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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. This is acceptable either as original or certified documents.

## RETTIE

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