



**63 STATION ROAD**

*Thankerton, Biggar, South Lanarkshire ML12 6NZ.*



## 63 STATION ROAD

Thankerton, Biggar, South Lanarkshire ML12 6NZ.

**Charming and characterful detached 3 bedroom family home with single car garage and additional garage/workshop with private rear garden. Situated in the heart of Thankerton village in South Lanarkshire within commuting distance of Glasgow, and Edinburgh**

Biggar 6 miles, Lanark 7.2 miles, Lanark train station 7.8 miles, Edinburgh 33.6 miles Glasgow 34.5 miles, Carlisle 68.1 miles. (All distances are approximate).

### Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Living room, Kitchen, Office/ Double Bedroom 3, Bathroom, Shower room, Utility room and Cloakroom.

**First Floor:** Landing, Two Double Bedrooms and WC.

**Garden:** Private front and rear gardens, which are predominantly laid to lawn and interspersed with specimen trees.

### Garages:

Single Car Garage integral to the house, with an additional detached timber Garage/workshop. To the rear of the property sits a garden/storage shed, Store/Workshop attached to the rear of the house with consent to convert to an internal room accessible through the house's ground floor rear cloakroom.

**About** 0.17 Acres.



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### Situation

63 Station Road is located in the tranquil rural village of Thankerton in South Lanarkshire between the market town of Biggar and Lanark nestled between the stunning hills of Quothquan Law and Tinto. The village lies 4.9 miles to the east of the River Clyde and is surrounded by agricultural land and rolling hills giving way to some stunning, picturesque views.

Thankerton is well placed for access to the west with Glasgow (about 34.5 miles) and to the east with Edinburgh (around 33.6 miles). Around 0.3 miles walk from the house a regular bus service runs from Thankerton north to Lanark and Glasgow and south to Biggar, Abington and Crawford. Nearby train stations include Carstairs (about 6.9 miles) and Lanark (about 7.8 miles) for access onward to central Scotland and to Carlisle and the south.

Shopping facilities can be found in abundance at Biggar (about 6 miles), Lanark (around 7.2 miles) and Carluke (about 13.1 miles). There is a Co-op supermarket in Biggar and a Tesco, Morrisons, and Lidl in Lanark.

Formerly associated with mills, the village of Thankerton developed road and rail links with the West Coast Main Line passing through the village. A small number of trains pass through the village in the daytime.



The opportunities for outdoor pursuits are countless with multiple natural trails for hiking and mountain biking on the surrounding hills. On the doorstep, the Scottish Borders offers further adventures and activities. Golf clubs include Biggar Golf Club accessed in approximately 6.5 miles, Lanark Golf Club around 7.2 miles and Carluke Golf Club about 14.3 miles.

For schooling, there is Tinto Primary School (approximately 2.6 miles) and Biggar Secondary School (about 5.9 miles) with local bus services from Thankerton provide access to these schools. Biggar Medical Practice can be reached in around 4.5 miles.

Thankerton and the surrounding area of South Lanarkshire have the advantage of enjoying the open surrounding countryside whilst having easy access to local amenities and the major cities of Edinburgh and Glasgow for commuters via road and nearby rail.

### Description

The charming home of 63 Station Road has benefitted from a series of renovations and improvements from its current owners. The house is approached via the main road that arrives to wooden vehicular access gates opening to a private gravelled driveway, where there is ample parking in front of the garages. A pedestrian gate opens to the front garden, with a path leading to the front door.

The house sits back from the road featuring a harled façade with distinctive painted stone sills sitting under a slate roof with two dormer windows on the first floor. The front door opens to a welcoming entrance vestibule and hall, giving access to the principal rooms on the ground floor.

The sitting room is a generous size and overlooks the front of the house with a timber floor, working gas fireplace under a timber mantel. Across the hall sits the study/3rd bedroom featuring an electric fireplace, with tiled slip under a timber mantel, with central ceiling rose and views over the front garden.

The kitchen features a range of wall and base mounted units with a sink, with modern appliances including an oven with Neff 5-ring gas hob and extractor fan above, and a dishwasher. The utility room lies adjacent to the kitchen overlooking the rear driveway with base and wall mounted units, a stainless steel basin, a Worcester gas-fired boiler and space for a washing machine, tumble dryer and a fridge freezer. The bathroom contains a bath, wash hand basin and WC with an adjacent shower room.



Completing the accommodation on the ground floor is the rear cloakroom which has current planning permission, to provide access to the existing workshop which could be converted to additional accommodation.

A staircase with an overhead roof window ascends to the first floor landing providing access to two double bedrooms and the recently installed WC. The principal bedroom has extensive built-in wardrobes with views over the front garden through the dormer windows. Across the landing the second double bedroom also enjoys views of the front garden via the dormer windows. Completing the accommodation on the first floor is the WC with built-in cupboard storage and a wash hand basin with further integrated storage below.

Future development and alteration to the house is possible through existing Planning permission granted for the erection of a side extension and conversion of the workshop attached to the house through reference P/23/0467.

### Garden

The garden of 63 Station Road enjoys an expansive lawn that sweeps from the front of the house to the side. The rear garden is mainly laid to lawn with two interspersed with mature trees featuring two flower beds which are well stocked with mature plants and shrubs. There is a patio space adjacent to the rear of the house perfect for al fresco dining in warmer months. The recently installed electric gates provide access to the gravelled rear driveway, the garage and the recently built timber double garage and rear of the house.

### Outbuildings

A recently built, insulated timber garage is situated to the rear of the property with an electric roller door. This building could be used for a multitude of purposes such as a studio, workshop, home office, garage or garden store (subject to consent).

A further garage adjoining the rear of the house has a sectional door with planning consent to convert this space to extra accommodation for the main house. There is a further garden shed to the side of the house.





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## GENERAL REMARKS AND INFORMATION:

### Fixtures and Fittings:

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

### Services:

Mains electricity, mains water supply, mains drainage and gas-fired boiler for supplying the central heating.

### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

### Satellite Navigation:

For the benefit of those with satellite navigation the property postcode is ML12 6NZ.

### What Three Words:

Search ///blame.dote.booklet

### EPC

Band D.

### Local Authority:

South Lanarkshire Council, Almada St, Hamilton ML3 0AA. 0303 123 1015.

### Council Tax Band:

Band D.

### Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.





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### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### 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.

### Offers:

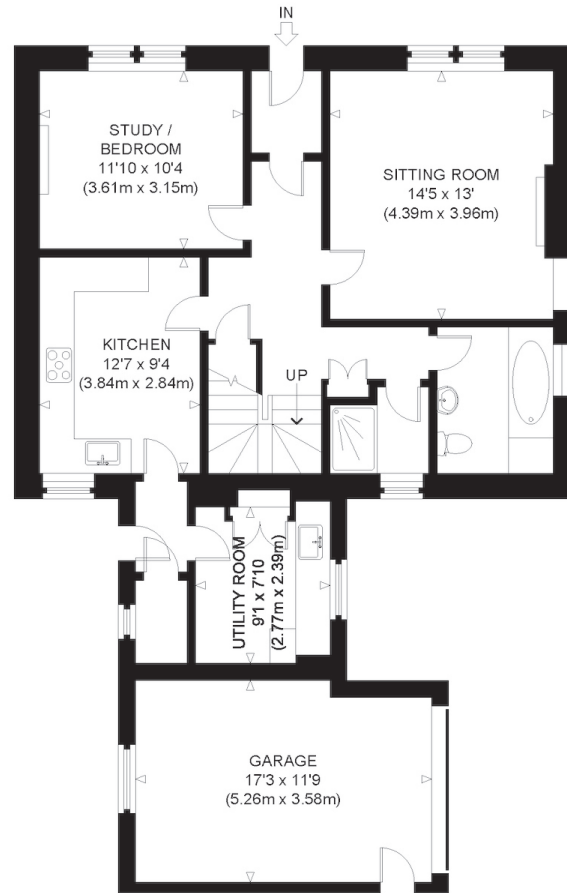
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

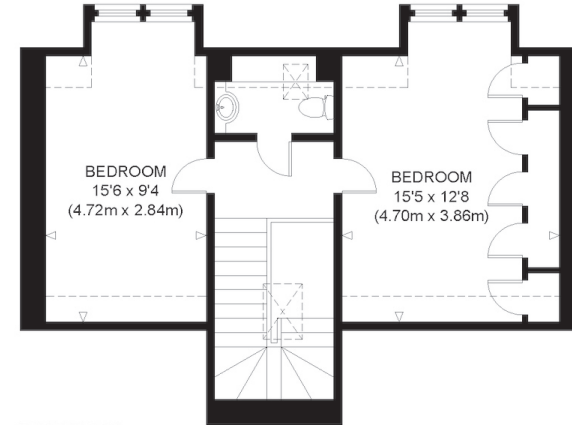
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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



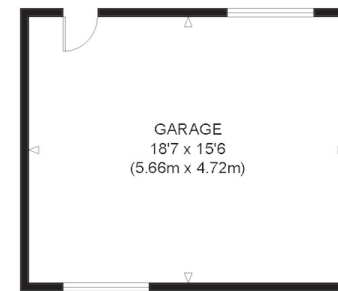




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1037 SQ FT / 96.4 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 519 SQ FT / 48.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 288 SQ FT / 26.8 SQ M

STATION ROAD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1556 SQ FT / 144.7 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL OUTBUILDING FLOOR AREA 288 SQ FT / 26.8 SQ M  
TOTAL COMBINED FLOOR AREA 1844 SQ FT / 171.5 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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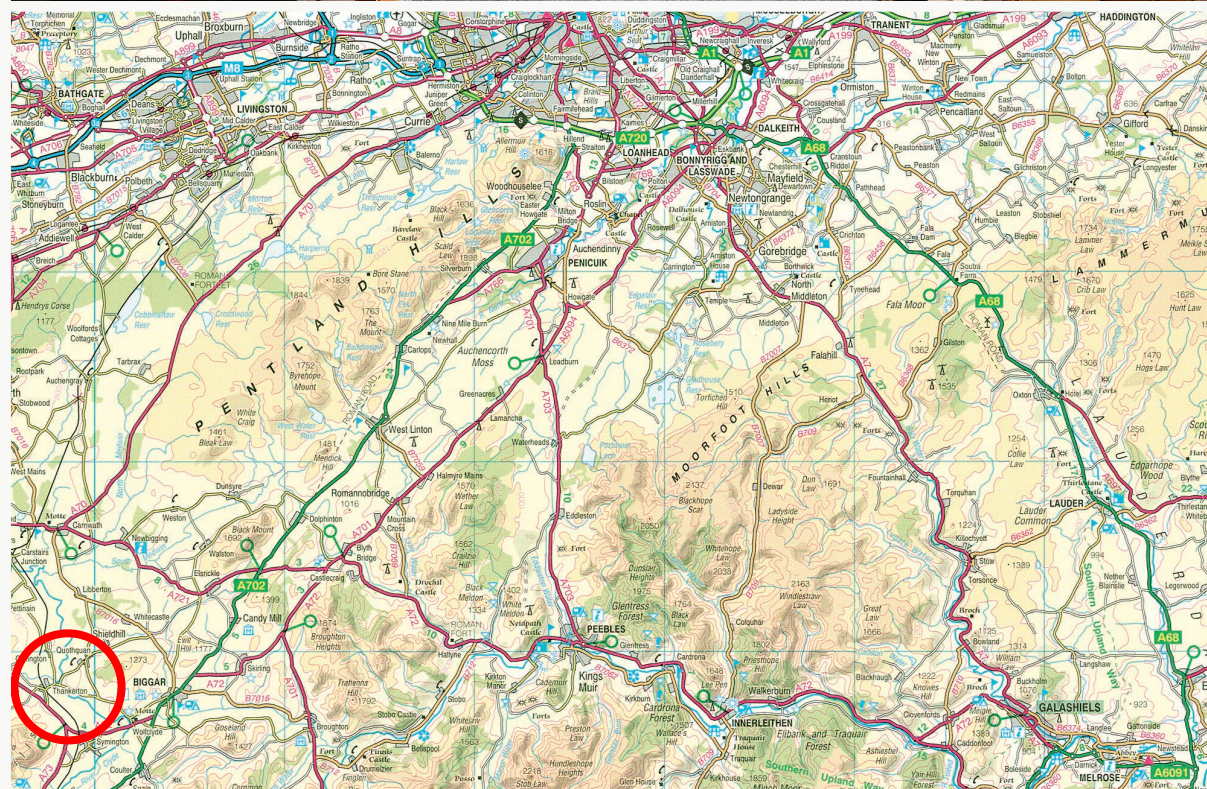
**Important Notice:**

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

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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 particular 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. This is acceptable either as original or certified documents.

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#### RETTIE

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