



22 WHITEHILL CRESCENT

Lanark, ML11 9HG





22 WHITEHILL CRESCENT

Lanark, ML11 9HG.

An impressive, spacious house with extensive garden ground spanning around 0.94 acres in the heart of Lanark with spectacular panoramic views over the Clyde Valley and within commuting distance of Edinburgh and Glasgow.

Lanark train station 0.6 miles, Glasgow 26.9 miles, Edinburgh 34.8 miles.
(All distances are approximate).

Summary of Accommodation:

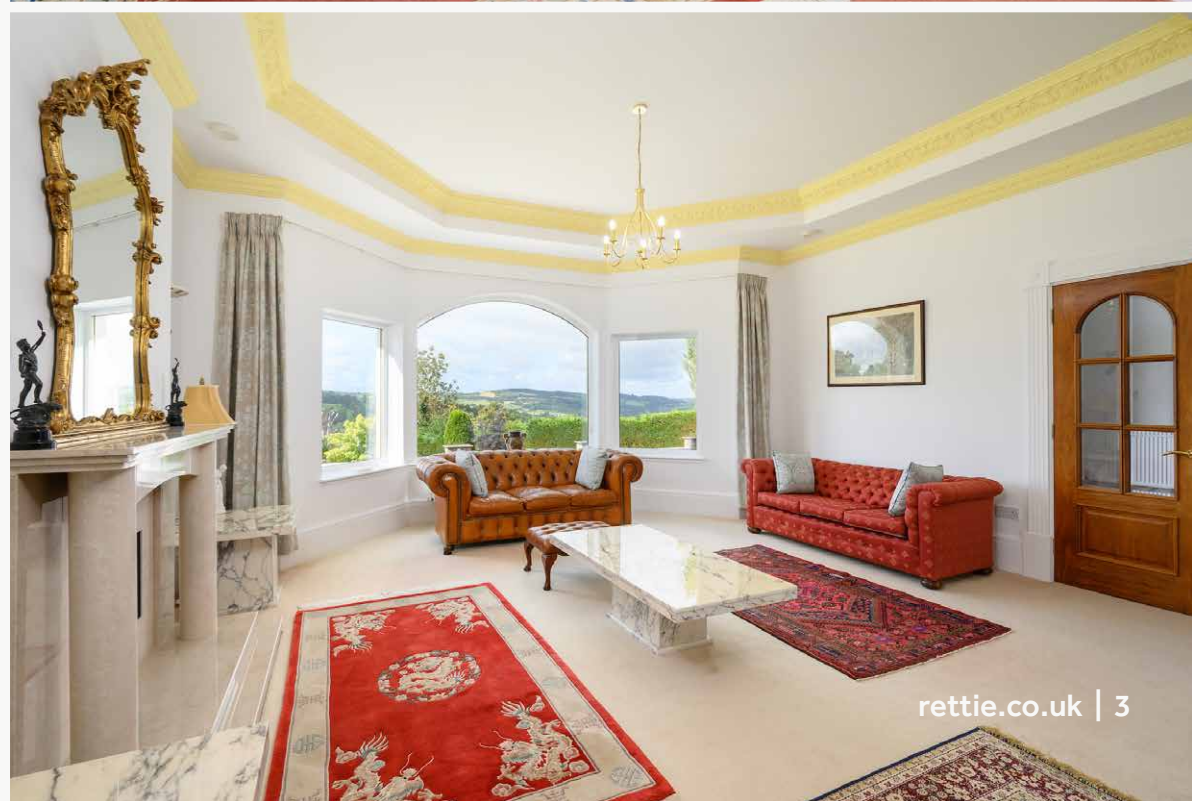
Ground Floor: Entrance Hall, Drawing Room, Dining Room, Kitchen/Breakfast Room, Family Room, Principal Bedroom with En-Suite Bathroom and Dressing Room, Study, Utility Room, WC, integrated garage.

First Floor: Landing, Double Bedroom with En-Suite Shower Room, Two further Double Bedrooms, Family Bathroom, Boiler Room and linen Cupboard.

Outbuildings: Garage/Garden Shed.

Garden: Mainly laid to lawn with mature shrubs, paved patio areas and a grass meadow benefitting from exceptional views over undulating hills of the Clyde Valley.

About 0.94 Acres.



22 WHITEHILL CRESCENT

Lanark, ML11 9HG.



3



4



3

Situation

22 Whitehill Crescent is situated in the heart of the historic Royal Burgh of Lanark. The impressive house sits in a prominent and elevated position boasting one of the finest views in Lanark. The house enjoys an exceptional panoramic outlook over the picturesque Lanarkshire countryside. About a quarter of a mile to the south, the River Clyde flows through nearby New Lanark, a beautifully restored UNESCO World Heritage Village. Formerly an 18th century mill village for textile production, it is now a beautiful residential community with the Falls of Clyde Nature Reserve nearby. Further south, the stunning hills of the Clyde Valley, historically known as the 'Garden of Scotland,' has been famous for its fruit and vegetable production with numerous market gardens.

Situated in the heart of central Scotland, Lanark is well served by road. It offers easy access to Glasgow and Scotland's central belt via a comprehensive road network, including the M74, accessed around 0.8 miles from the house for onward travel north and south. Nearby Lanark railway station can be reached in about 0.6 miles and serves a range of stations including Glasgow Central, which departs every 30 minutes at peak times and every hour off-peak.

Lanark offers excellent local amenities including a Retail Park, specialist and boutique high street stores with a range of local bars and restaurants. Tesco, Morrisons and Lidl supermarkets are all accessed in less than a mile.

For local schools, there is Lanark Primary School (around 1 mile) and Robert Owen Memorial Primary School (about 1.4 miles) with Lanark Grammar School for secondary school accessed in around 1 mile. The nearest independent school is Hamilton College in Hamilton.





There are countless activities easily accessed from Whitehill Crescent including Lanark Golf Club - the world's oldest 'inland' course and the 25th oldest Golf Club in the world. There are several nature walks and an equestrian activity centre. For those wishing to take full advantage of the peaceful countryside, South Lanarkshire and neighbouring Scottish Borders provide numerous hiking, mountain biking and horse riding opportunities.

Accessed in approximately 26.9 miles by car, the port city of Glasgow is the cultural hub of Scotland, home to institutions including the Scottish Opera, Scottish Ballet and National Theatre of Scotland, in addition, there are leading universities, a range of museums and a thriving music scene. The city provides an extensive range of retail and professional facilities and is recognised as one of the UK's finest cities with a thriving central business district and some of the finest high street designer shopping in the UK.

Description

22 Whitehill Crescent is an impressive house set back from Whitehill Crescent on a plot covering around 0.94 acres. The imposing house is screened from public view and accessed through electric gates with a video entry phone. The long sweeping tarmac driveway which culminates in monoblock parking and access to an integral garage with remote garage door access.

The house benefits from outstanding far-reaching views over undulating farmland and hills of the Clyde Valley from the front of the house and its surrounding garden ground.

Inspired by a Floridian house design, the house showcases many of its panoramic views to the west and south through its many double-glazed arched windows. Externally, the house has a white rendered façade under a pitched tile asymmetric "saltbox" roof. The house has been recently refurbished by the current owners preserving its individuality while providing a modern, living through a light and spacious accommodation.

The front door accesses the entrance hallway which connects to some of the principal rooms on the ground floor. The carpeted drawing room offers stunning views of the garden and the Clyde Valley through large bay windows. This bright and spacious room features a remote-controlled living flame gas fire set into a marble hearth, complemented by a marble mantel. It also includes a built-in speaker system. Adjacent to the drawing room, the dining room is semi open plan, creating a peaceful and intimate space for fine dining.

The recently refurbished, bespoke kitchen/breakfast room provides a bright and generously proportioned with two chandeliers. Floor and wall kitchen units provide ample storage across two walls and there is an island unit with breakfast bar. Electrical appliances include a 5-ring induction hob, 2 Bosch ovens, Bosch American-style fridge freezer, a wine cooler and a built-in dishwasher. The sink includes a tap with boiling water function and a waste disposal unit. Double doors access the light dual aspect family room with large glazed windows with a log burning stove.

Located off the entrance hall is the dual aspect, spacious principal bedroom. This room provides further panoramic views to the west with a coffered hexagonal ceiling adorned with an intricate cornice. The adjoining en-suite bathroom with tiled floor is generously sized and equipped with a free-standing bath, a walk-in shower with an overhead and detachable showerhead, a wash hand basin and WC. This bathroom also has a coffered ceiling with an intricate cornice, enhanced by two elegant chandeliers. Additionally, the principal bedroom benefits from a walk-in dressing room, offering ample storage and hanging space.

At the rear of the house there is a study, a separate WC and a utility room which includes floor units, a stainless-steel sink and drainer with a washing machine and tumble dryer. The utility room provides access to the outside and the integral garage.



From the entrance hall, a staircase ascends to the first floor landing, which provides access to three double bedrooms and a family bathroom. These bedrooms enjoy a mix of views over the garden, north and west and towards the rolling hills of the Clyde Valley, extending to the Scottish Borders. Two of the bedrooms share a family bathroom that contains a shower cabinet, a WC and a wash hand basin. Additionally, there is a boiler room located off the landing in the attic roof space. To complete the first floor there is a walk-in linen storage cupboard.

The beautiful and charming home of 22 Whitehill Crescent offers a modern, spacious home in a private and picturesque setting with the benefit of easy access to the amenities of the historic town of Lanark and with the benefit of easy access to wider central Scotland.

Garden

The gardens of 22 Whitehill Crescent primarily consist of lawn areas complemented by patio spaces to the side and rear of the house, perfect for enjoying alfresco dining and relaxation. There is a range of plants and mature shrubs throughout the garden which is divided into an upper and lower grassed area. The lower garden area is expansive and offers a range of possibilities.

Outbuildings

A garden shed/workshop is located adjacent to the monoblock driveway at the side of the house.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

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

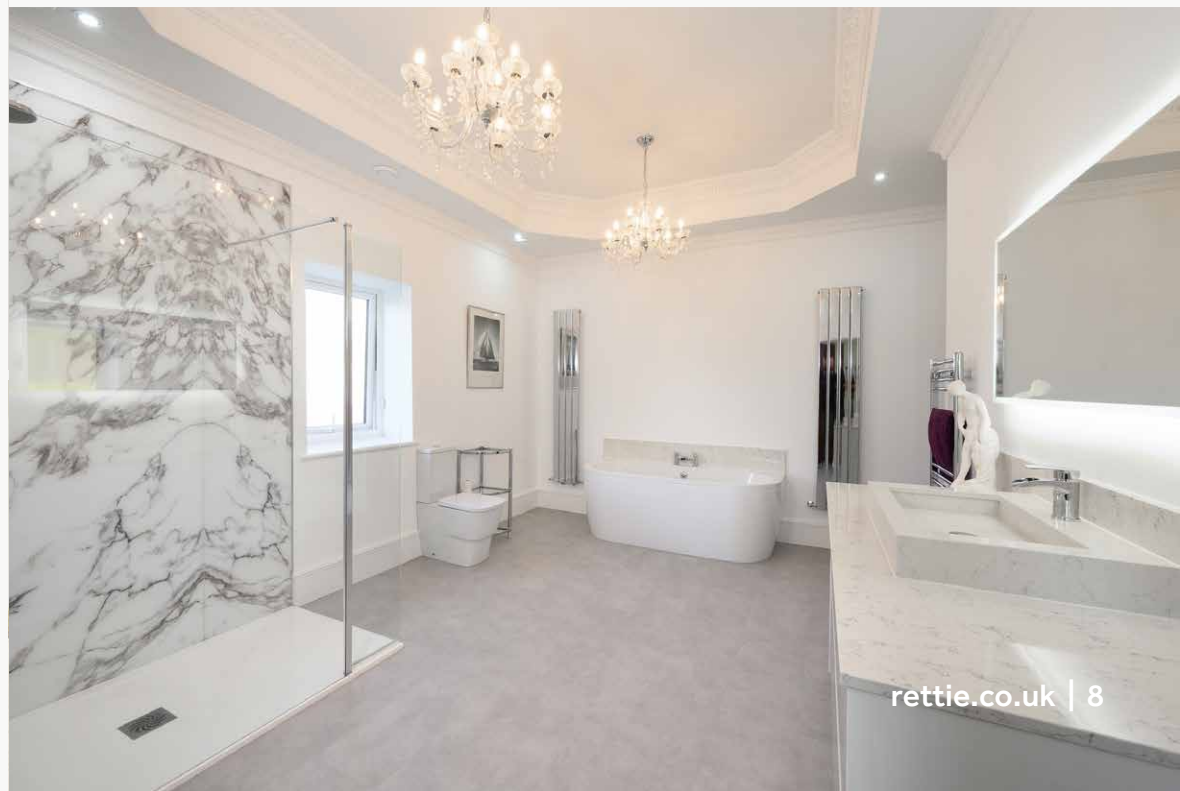
Services:

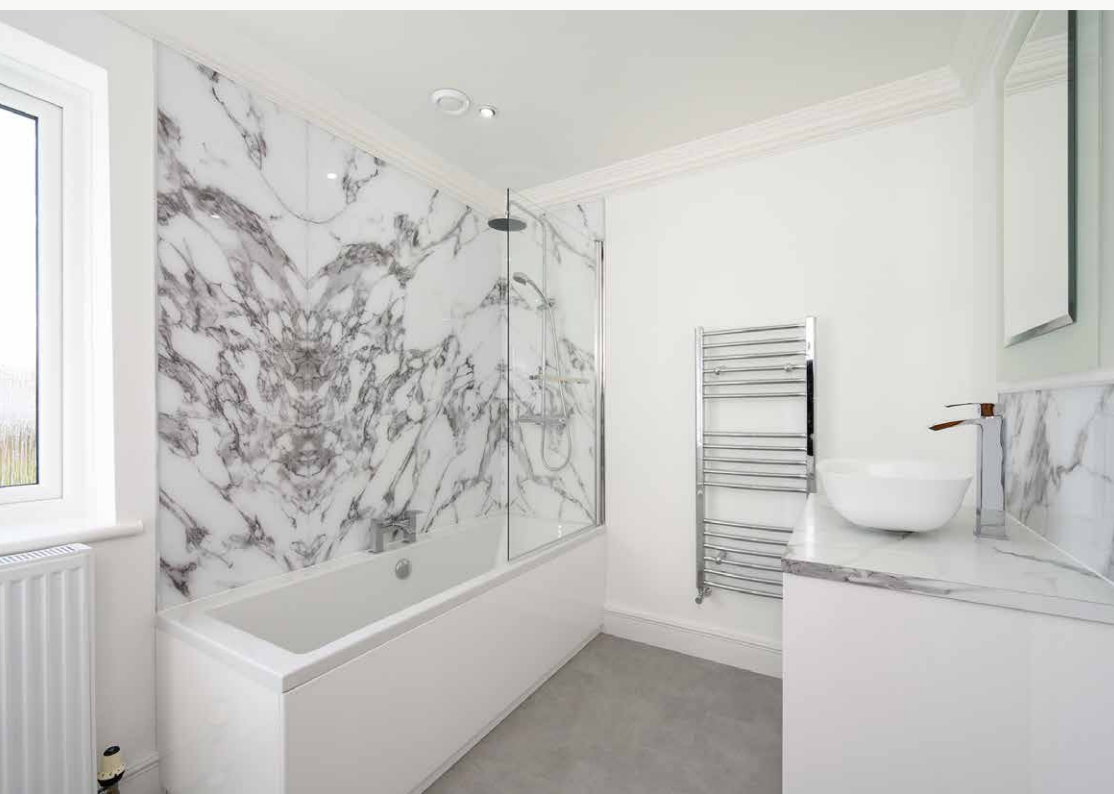
Mains electricity, mains water supply, mains drainage and mains gas supplying the gas-fired boiler for central heating.

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 ML11 9HG.

What Three Words:

Search ///chucked.loafing.hurry

EPC

Band C.

Local Authority:

South Lanarkshire Council, Almada Street, Hamilton. Postcode, ML3 0AA.

Council Tax Band:

Band H.

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

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:

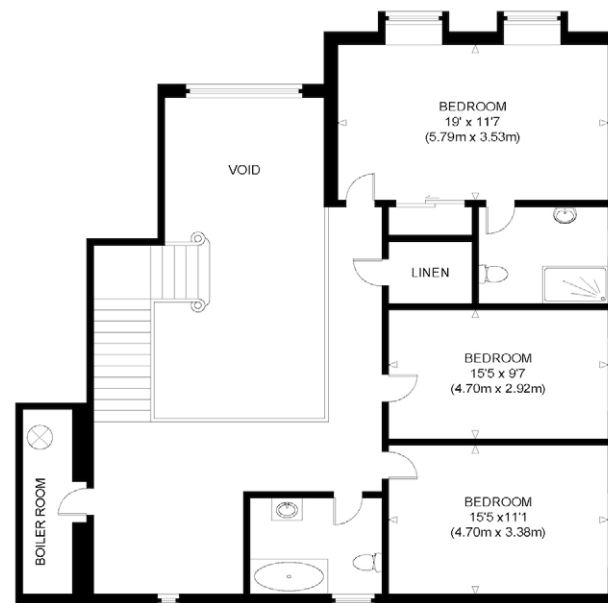
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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

Important Notice:

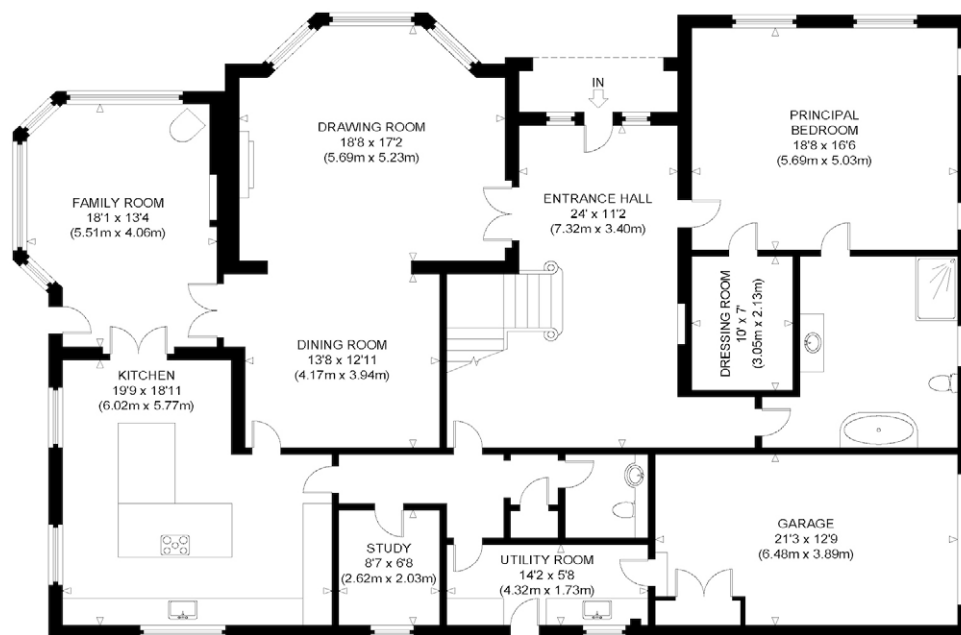
Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the 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. 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 misstatement 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.

Not to scale.
For identification purposes only.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1438 SQ FT / 133.7 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2635 SQ FT / 245.0 SQ M

WHITEHILL CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4073 SQ FT / 378.7 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

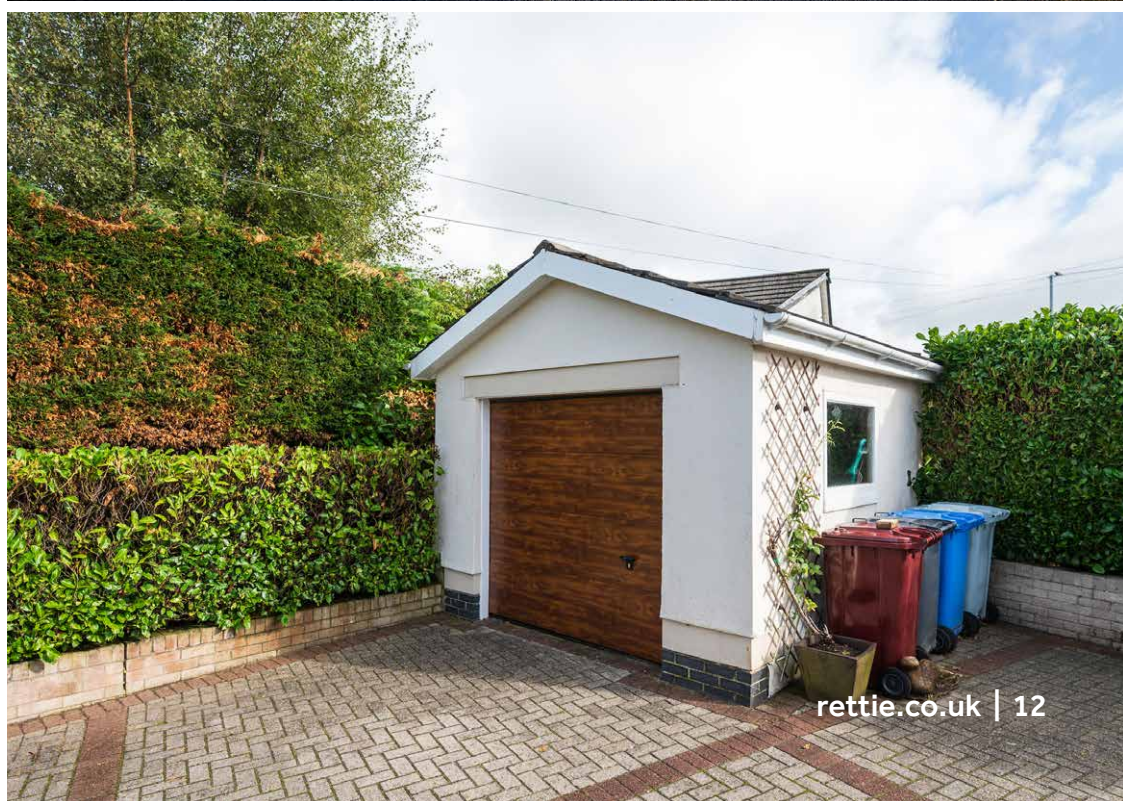
Copyright © exposure
www.photographyandfloorplans.co.uk

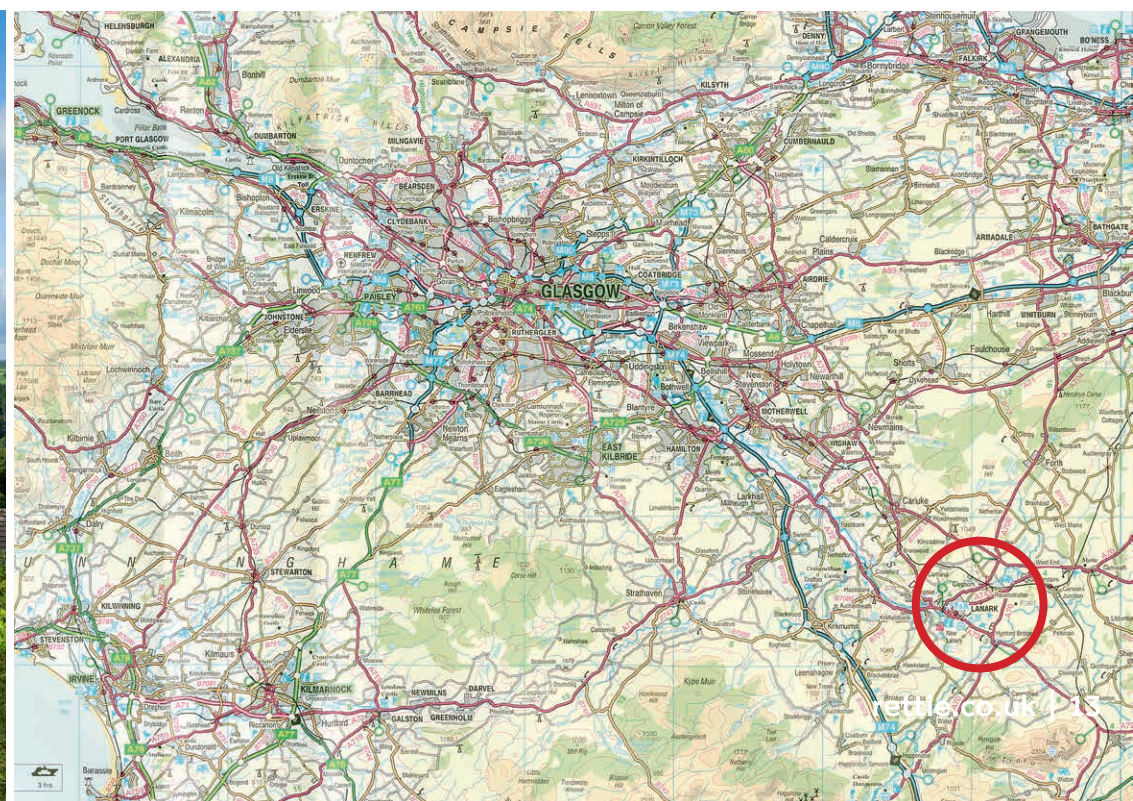
RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH





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

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH