



DOUGLAS LODGE

88 Carlisle Road, Crawford, Biggar, South Lanarkshire, ML12 6TW.



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A substantial five-bedroom detached home providing elegant and flexible family accommodation with fine period features and a generous garden of about 0.69 acres with magnificent views and located in the heart of Crawford and with easy access to the M74 for travel North to Glasgow and South to Dumfries, Lockerbie and England.

M74 4.4 miles, Biggar 15.7 miles, Lanark 21 miles, Dumfries 34.5 miles, Glasgow 43 miles, Edinburgh 45.2 miles, Carlisle 54.4 miles. (All distances are approximate).

Summary of Accommodation:

Ground Floor: Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen, Breakfast Room, Utility Room and separate WC.

First Floor: Landing, Four Double Bedrooms, a further Bedroom/Study and Family Bathroom.

Outbuilding: Detached Garage.

Garden: Set on an elevated plot extending to approximately 0.69 acres.

About 0.69 Acres



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Situation

Douglas Lodge is in the heart of the rural village of Crawford in South Lanarkshire. The house enjoys a prominent, elevated position overlooking Carlisle Road with views of nearby Corbury Hill. The house benefits from its rural location, surrounded by stunning rolling countryside of South Lanarkshire combined with its easy access by road to Glasgow north via the M74 and for access to the nearby A702 north east to Biggar and Edinburgh. There are also bus services that run to Edinburgh, Dumfries and to Glasgow from nearby Abington.

Crawford features a local village hall which is used for social and sporting activities with an active local community group and bowling club. There are several local historical sites near the village including a Henge, Roman camps and forts. The River Clyde winds its way alongside Crawford and offers charming river walks and exceptional countryside views and is popular with fishing enthusiasts.

The village has a local Primary School and the current building opened in 2018 and is approximately 0.1 miles from the house. For Secondary School Biggar High School (about 16 miles) is accessed by transport provided by South Lanarkshire Council. There is a golf club in the neighbouring village of Leadhills and a tennis club in Moffat.

The house is well positioned for countless outdoor pursuits, including hiking, mountain biking and horse riding across the Clyde Valley, wider South Lanarkshire and neighbouring Dumfries and Galloway and the Scottish Borders. The nearby Camps and Daer Reservoirs are also popular for scenic walks and for keen anglers.

The market towns of Biggar (around 15.7 miles) and Lanark (about 21 miles) offer a wide range of amenities including specialist shops, bars, restaurants, recreational facilities and entertainment. Lanark offers excellent local amenities including a Retail Park, specialist and boutique high street stores with a range of local bars, restaurants and supermarkets Tesco, Morrisons and Lidl and the historic Lanark Golf Club moorland course. Biggar has a golf, tennis and rugby club.



The port city of Glasgow (around 43 miles) is the cultural hub of Scotland with 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 prime cities with a thriving central business district and some of the finest high street designer shopping in the UK.

Description

The impressive house of Douglas Lodge sits in an elevated position above Carlisle Road. A sweeping driveway rises to parking alongside the characterful house. The house, built in 1891, displays an attractive stone façade under a pitch slate tiled roof and is surrounded by the garden ground covering approximately 0.69 acres.

The front door accesses the vestibule with a tiled floor, which in turn leads to the welcoming, spacious entrance hall, which provides access to the principal rooms on the ground floor. The open and spacious sitting room is adorned with a stunning, intricate cornice detail and the room offers exceptional views through its large bay windows to the north and east over the front garden with views of Corbury Hill in the distance.

Across the hallway, the impressive dining room with its intricate cornice detail offers further views to the north east through a large bay window. In addition, there is a fireplace, not in use, with a timber mantel. The breakfast room includes a fireplace, not currently in use, with a tiled mantel and hearth. The kitchen comprises floor and wall units with work surfaces covering two walls along with a sink and drainer. Electrical appliances include a Bosch 4-ring electric hob and double oven and a built-in fridge freezer. The utility room sits to the rear of the house with direct access to the rear garden, there is a clothes drying pulley, Hotpoint washing machine, tall Indesit freezer and a separate WC.

From the hall, a staircase rises to the first floor landing. Two double bedrooms enjoy views overlooking the front garden and on to Corbury Hill and two further double bedrooms provide views over the rear garden. A bedroom/study has views over the front garden and provides good space for home working. To complete the first floor accommodation, the family bathroom comprises a walk-in electric shower, a bath, a wash hand basin and WC.

Douglas Lodge can provide the perfect living accommodation while retaining its classic, period charm and is situated in a rural location with excellent road access from Crawford to the M74. Douglas Lodge extends to circa 0.69 acres with a private drive flanked by an attractive rockery providing parking and access to the garage.

Garden

The rear garden consists mainly of rough grassland, which is separated from the rest of the garden by a dry stone wall. From here, you can enjoy views across the fields beyond the property boundary.



Outbuildings

There is a detached garage to the south of the property currently used for storage and gardening equipment.

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. Central heating is via an oil-fired boiler.

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 6TW.

What Three Words:

Search ///bulbs.lizards.absorbing

EPC – Band TBC.

Local Authority:

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

Council Tax Band: Band F.

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:

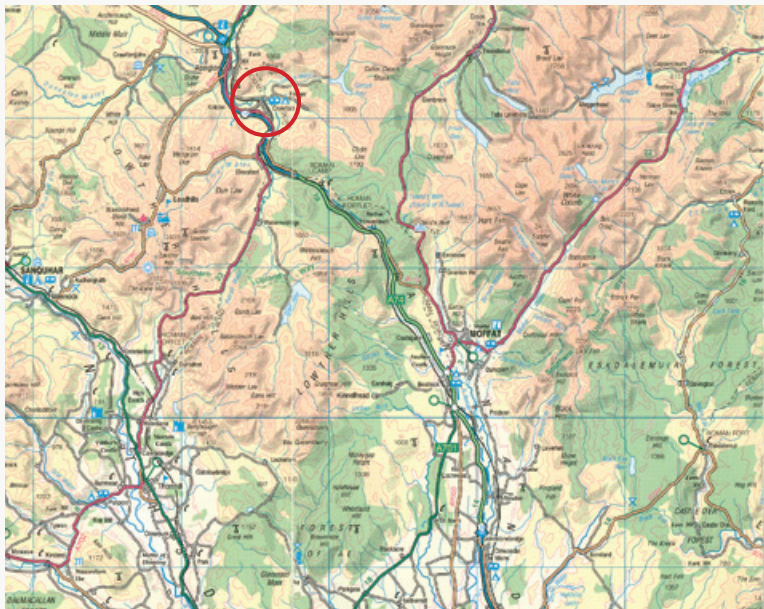
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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



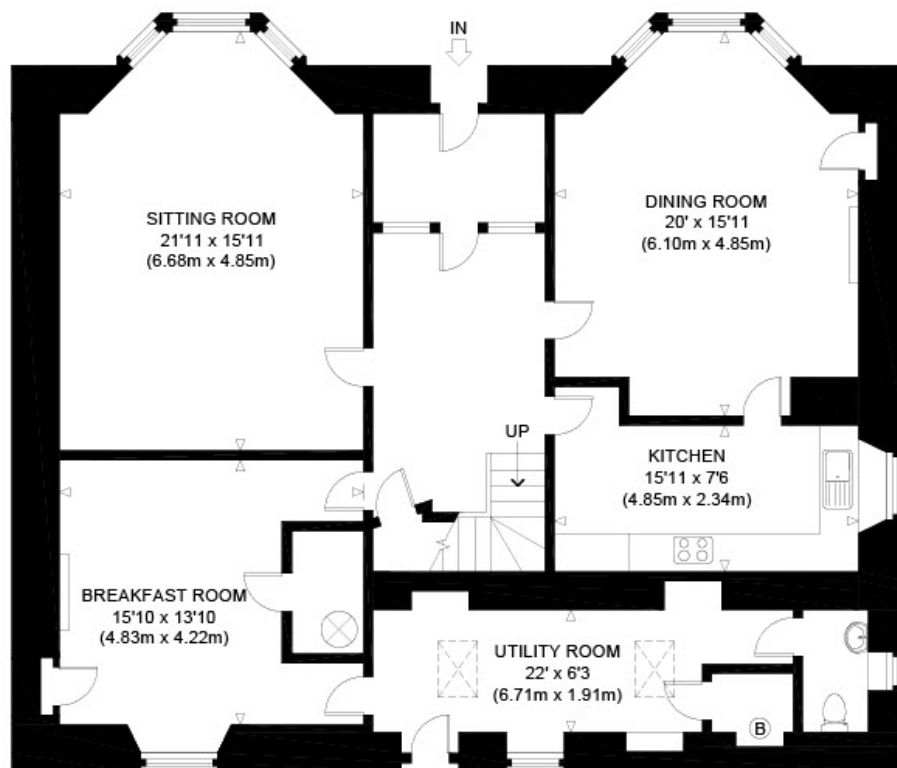


Important Notice:

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 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.



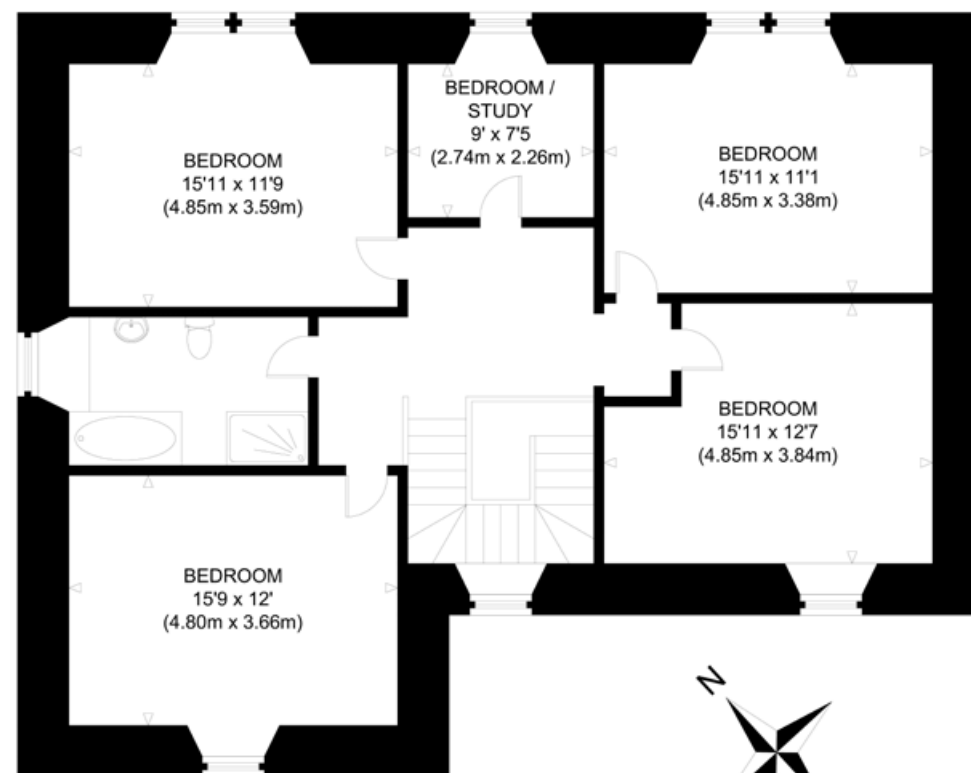




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1451 SQ FT / 134.9 SQ M

CARLISLE ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1451 SQ FT / 134.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1173 SQ FT / 109.1 SQ M



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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