



**REDMIREs**

*Thankerton, Biggar, South Lanarkshire, ML12 6NQ*









## REDMIREs

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**An exceptional four-bedroom country house providing elegant and flexible family accommodation with a generous garden extending to around 2.3 acres with stunning views of Tinto Hill and the South Lanarkshire countryside within commuting distance of Glasgow and Edinburgh.**

Lanark 6.4 miles, Biggar 9.4 miles, Glasgow 35.8 miles, Edinburgh 36.9 miles (All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Vestibule, Boot Room, Entrance Hall, Sitting Room, Dining/Kitchen Room, Family Room, Utility Room, Study, WC, Cloakroom, Integral Double Garage.

**First Floor:** Landing, Principal Bedroom with Dressing Room, Bathroom and Sauna, Three further Double Bedrooms and Family Bathroom.

**Outbuildings:** Large Shed/Store/Workshop, BBQ Hut linked with an Entertaining Hut and Greenhouse.

**Garden:** Expansive garden and woodland ground extending to around 2.3 acres.













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### Situation

Redmires is situated in the heart rural South Lanarkshire and enjoys an easterly outlook, with panoramic views across stunning rolling countryside of South Lanarkshire, incorporating fields and Tinto Hill.

The house is well placed for access to Lanark (around 6.4 miles), Glasgow (about 35.8 miles) and to the east with Edinburgh (about 36.5 miles). Nearby train stations include Lanark reached in around 6.1 miles and Carstairs about 7.3 miles for access onward to central Scotland and to Carlisle and the south.

Lanark, located around 6.1 miles from Redmires, offers a wide range of amenities including specialist shops, bars, restaurants, recreational facilities, entertainment and supermarkets Tesco, Morrisons and Lidl. In addition, there is a Co-op supermarket in Biggar and a range of specialist shops.

For schooling, there is Carmichael Primary School, approximately 1.4 miles from the house and Lanark Grammar school (about 6.5 miles). Douglasdale Medical Practice can be reached in around 5.4 miles.

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 the excellent, historic moorland course at Lanark Golf Club accessed in approximately 6.5 miles and Biggar has a Golf Club, around 10.4 miles, which also offers a tennis and rugby club.

The port city of Glasgow (around 35.8 miles) is the cultural hub of Scotland with leading universities, a range of museums, a thriving music scene, an extensive range of retail and professional facilities and its airport (about 44.1 miles). The capital city of Edinburgh (around 36.9 miles) boasts a rich tapestry of history, culture, and stunning architecture with its iconic landmarks, vibrant festivals and lush green parks, the city offers natural beauty and a plethora of amenities and entertainment.

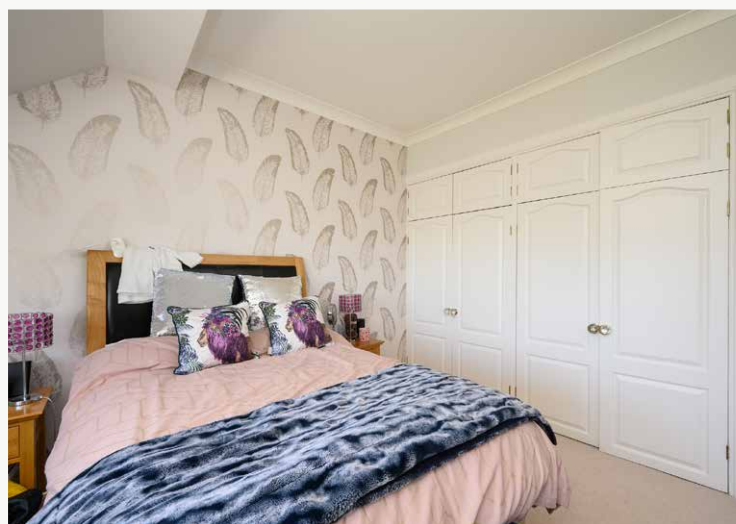
Redmires has the advantage of enjoying the open surrounding countryside whilst having easy access to local amenities and the major cities of Edinburgh and Glasgow for commuters via road and nearby rail at Lanark and Carstairs.

### Description

Redmires is a characterful residence, thoughtfully designed with proportionate living spaces perfect for entertaining and peaceful relaxation. Nestled within an extensive garden covering approximately 2.3 acres, offering the perfect blend of elegance, comfort, and tranquillity. The property is approached from the main road through electric-operated gates, leading to a monoblock driveway providing ample parking to the side of the house with convenient access to the integral double garage. This welcoming entrance sets the tone for the delightful and tranquil living experience found throughout the property.









The house, constructed in 1999, has a striking harled façade complemented with distinctive features of red sandstone under a slate-pitched roof adorned with dormer windows on the first floor.

The front door of Redmires opens to a vestibule and flows into the spacious, impressive entrance hall, which leads to the principal rooms on the ground floor. The generously proportioned sitting room, with its dual aspect, offers views of the front and side gardens. Featuring an inviting open fireplace with a stone mantel and a tiled hearth, it's the perfect room for relaxation and entertaining guests. The family room is comfortably proportioned and has an easterly aspect over the front garden and beyond.

The delightful, open-plan kitchen dining room boasts a triple aspect with tiled floor, elegant painted floor and wall units, and granite work surfaces spanning two walls. An impressive island unit offers further storage with a double-thickness marble work surface. The dining area presents picturesque views of the rear garden, perfect for enjoying meals with family and friends. An additional casual breakfast dining space showcases lovely views of the side garden and enjoys views over the front garden, farmland and onto Tinto Hill. Electrical appliances include a five-door electric aga with two hot plates and a warming plate, a built-in fridge freezer and two built-in dishwashers.

The adjacent utility room, with its rear garden views, includes floor and wall units with work surfaces and is equipped with a washing machine, a tumble dryer, a tall fridge freezer and a built-in temperature-controlled wine fridge along with a sink and drainer. Adjacent, the study overlooks the rear garden.

The entrance hall offers further seating and includes built-in storage cupboard space. There is a separate cloakroom with a built-in storage cupboard, a boot room space, a separate WC and access to the driveway. The spacious integral double garage is complete with electric doors, a gardener's WC, houses the oil-fired boiler and provides direct access to the rear of the house via the entrance hall.

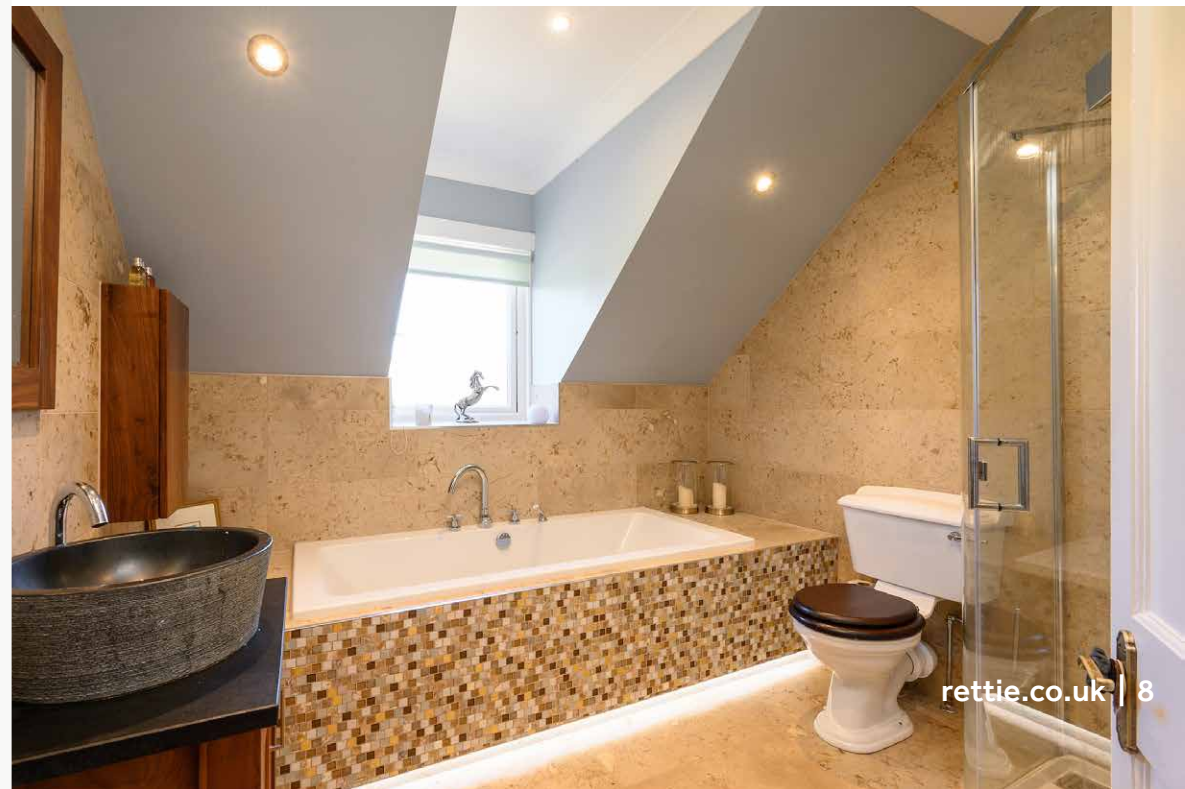
The elegant staircase rises to the first floor, which features the principal bedroom and three further double bedrooms. The luxurious principal bedroom with dual aspect includes an opulent en-suite bathroom with underfloor heating which comprises of floor and wall tiles, a roll-top bath, a walk-in shower, twin sinks and a vanity unit with an adjacent sauna finished in wood cladding and with bench seating.

There are three further well-proportioned double bedrooms with a stylish family bathroom with underfloor heating, floor and wall tiles, a bath, a shower cabinet, a wash hand basin and WC. A linen cupboard provides storage space and houses the hot water tank. There is access to the attic via a drop-down ladder.

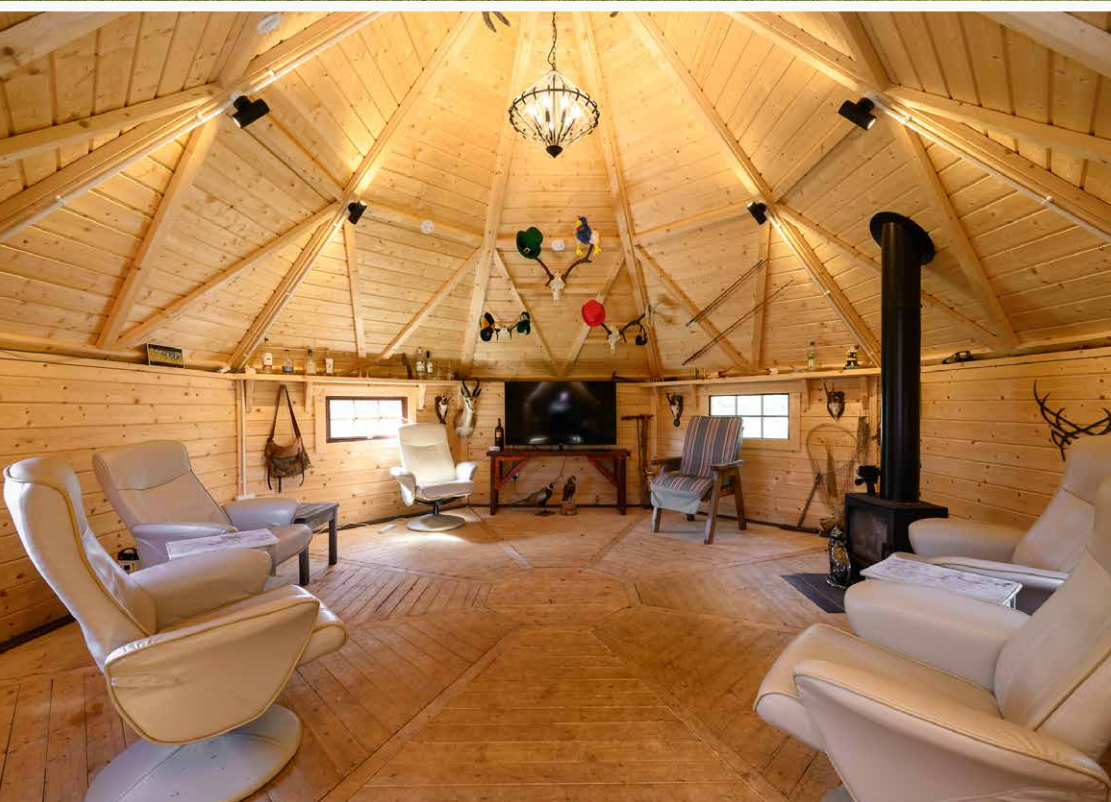
Redmires offers the perfect balance of modern living with serene countryside charm whether hosting gatherings or enjoying peaceful moments in the heart of stunning rural South Lanarkshire.

### Garden

The garden of Redmires is mainly laid to lawn, bounded by fencing and stocked with various coniferous and deciduous trees. The front garden is mainly laid to lawn, bounded by a beech hedge with a paved patio gracing the front of the house. The rear garden benefits from a vast lawned area with a pond and additional paved patio - ideal for alfresco dining and gatherings. There is a timber-framed greenhouse with space adjacent to cultivate an array of fruits and vegetables.









### Outbuildings

The rear garden boasts a delightful BBQ hut connected to a charming entertaining hut, perfect for hosting gatherings with timber walls and felt roof tiles. A spacious shed/workshop includes an access door, an electric-operated shutter door and is supplied by mains electricity.

### 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, private septic tank. 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 6NQ.

#### What Three Words:

Search [///amphibian.unafraid.obtain](#)

#### EPC

Band D.

#### Local Authority:

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

#### Council Tax Band:

Band G.

#### Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

#### Home Report:

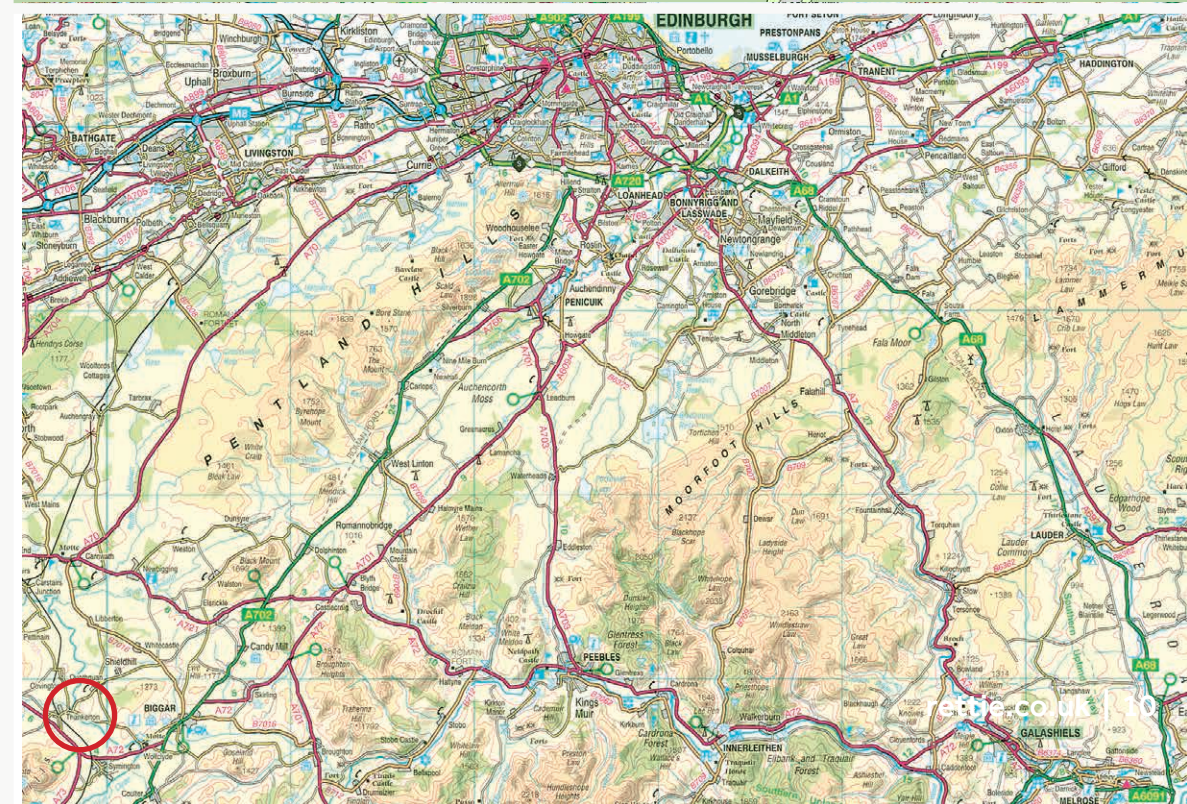
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic 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.



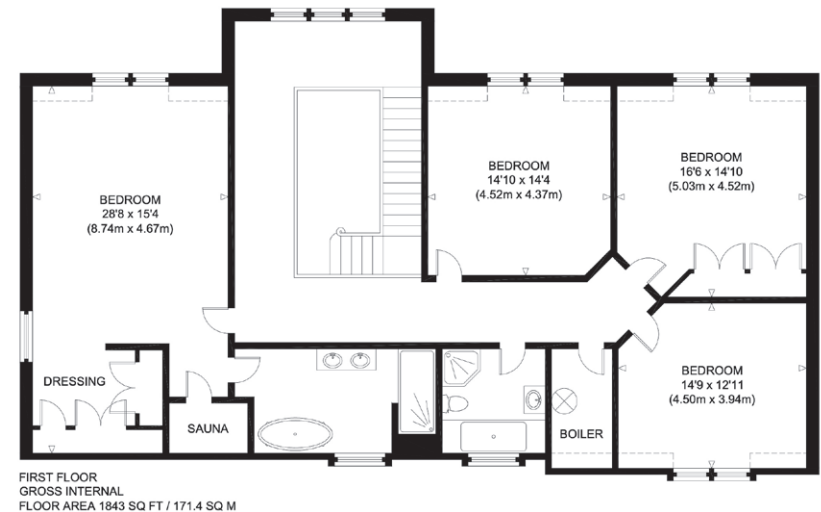
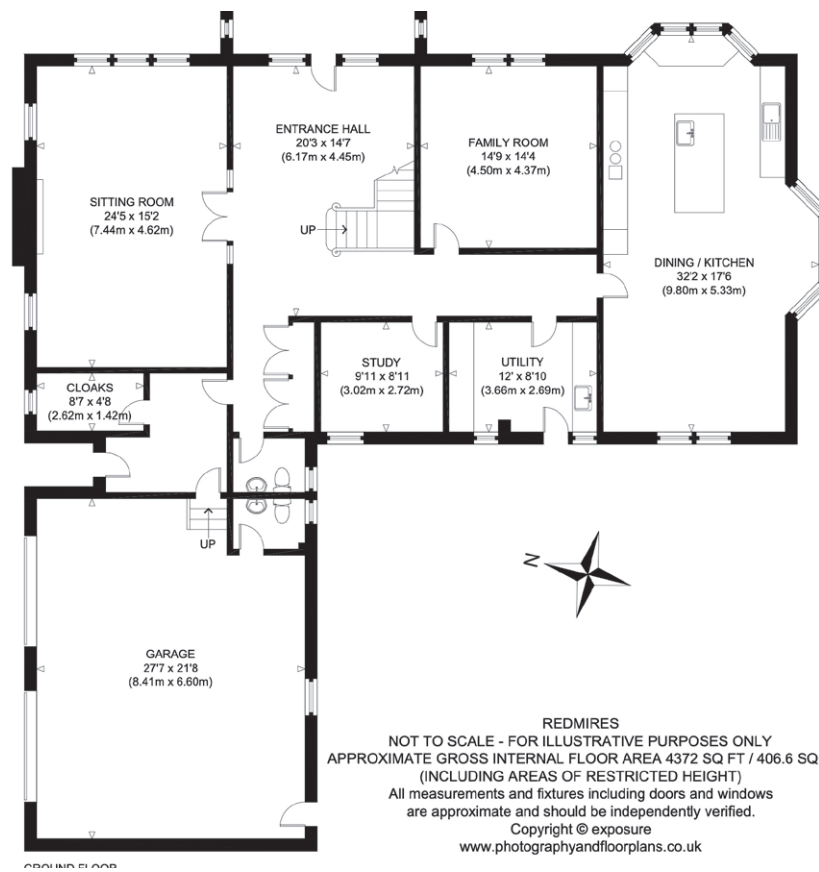


### Servitude Rights, Burdens & Wayleaves:

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.



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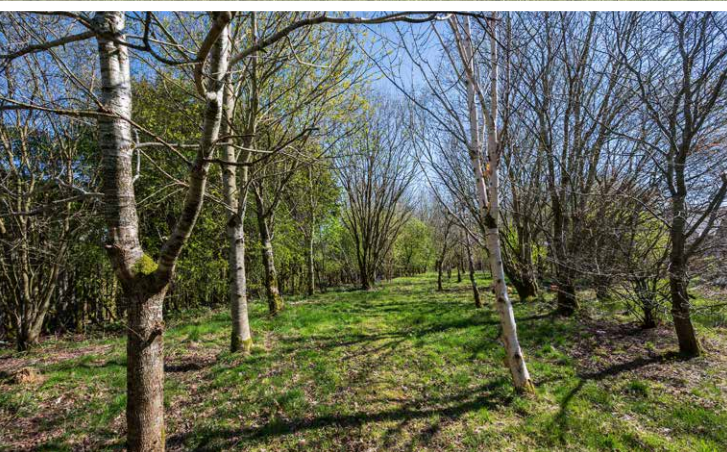
✉ mail@rettie.co.uk

🏠 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**

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