



## ST. HELENS

*18 Coulter Road, Biggar, South Lanarkshire ML12 6EP*



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**An attractive detached 4–5-bedroom family home, with a double garage, private driveway and mature garden, in the charming market town of Biggar and within commuting distance of Edinburgh and Glasgow.**

West Linton 12 miles, Peebles 18 miles, Edinburgh City Centre 29 miles, Glasgow City Centre 39 miles (all distances are approximate)



### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Drawing Room, Dining Room, Sitting Room/Snug/Bedroom 5, Kitchen-Breakfast Room, Utility Room, Cloakroom with WC, Boot Room, Study/Store and additional WC

**First Floor:** Landing, Principal Bedroom, three further Double Bedrooms, Family Bathroom and additional WC.

**Second Floor:** Large, floored attic space divided into two rooms.

**Garage:** Double Garage / Workshop.

**Garden:** Pretty gardens surround the property bordered by mature trees and shrubs; to include stretches of lawn, a patio dining area, vegetable patch, summer house and a tarmac drive.

**About:** 0.25 acres



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### Situation

St. Helens is located along Coulter Road in the historic market town of Biggar – known for its picturesque setting and strong community feel. Nestled in the scenic beauty of the South Lanarkshire countryside, Biggar offers the charm of a small town balanced with a vibrant arts community. Famous for its rich cultural orientation and exhibitions – the town headlines the annual Biggar Little Festival; a significant arts festival that attracts creatives from across the country.

There are a variety of shops and local amenities in the town to include a range of pubs, café's, deli's and restaurants. A Co-op serves as the local supermarket, alongside veterinary and medical practises, a butchers, greengrocers, various gift shops as well as art galleries. There are several museums that depict the areas heritage, but perhaps most notable is the original Victorian puppet theatre which adds a unique charm to this small, vibrant town - being the only one of its kind in Scotland.

Biggar's public park incorporates Biggar Golf Club and a 9-hole putting green, as well as a tennis court and a children's play area. There is also a sports centre and a popular rugby club – Biggar RFC. The town is serviced by Biggar primary and secondary schools, with further private schooling available in both Edinburgh and Glasgow.



The beautiful surrounding countryside offers a variety of additional sporting and leisure facilities with Culter Fell and Tinto Hill being popular walking routes, and the Tweed Cycle Way offering a 95-mile route between Biggar and Berwick-upon-Tweed. Towards Peebles, the River Tweed offers superb fishing and the beautiful forests at Glentress are celebrated for world renowned mountain biking, nature walks, horse riding and wildlife. Stobo Castle offers luxury health spa facilities, and the neighbouring Dawyck Botanic Garden is home to some of Britain's oldest and tallest trees.

Biggar benefits from being within commuting distance to both Edinburgh and Glasgow, with its positioning on the A702 trunk road connecting to the Edinburgh City by-pass in around 40 minutes. The nearest train stations are Lanark, with local bus services enabling frequent connections between transport hubs. Carluke and Carstairs have ample park and ride facilities.

### Description

St. Helens is a spacious 4-5-bedroom detached family home dating from the turn of the century around 1905. Of white, rendered construction under a slate roof, the property boasts some fine, period Art Nouveau features to include large bay windows, curved interior archways, decorative floor tiles, ornate cornicing, sash and case windows, open fireplaces and the original service bells.

The front door opens into an entrance vestibule with decorative arts and crafts style floor tiles with a secondary door that opens into the entrance hall - providing access to all the principal rooms on the ground floor.



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The dual aspect drawing room is nicely appointed with a large bay window overlooking the front drive alongside elaborate cornicing and a central open (working) fireplace. The spacious dining room has ample space for a large dining table and chairs, alongside a triple sash window that allows through plenty of natural light. Intricate cornicing adorns the ceiling and a central gas fireplace features Arts & Crafts style tiles that are in keeping with the age of the house. An additional sitting room/snug/bedroom 5 is located to the rear of the house with dual aspect windows overlooking the garden that provide lovely views over the open fields beyond.

The kitchen-breakfast room has a range of wall and floor mounted units that incorporate a Beko Range Cooker as well as an integrated dishwasher, alongside ample space for a dining table and chairs to the centre. The adjacent boot room has additional floor mounted units with space for a tall fridge freezer as well as access to a WC and a storeroom/study. A rear back door leads out to the drive providing a useful secondary entrance, especially for those with dogs.

Returning to the entrance hall, there is a utility room with a range of floor and wall mounted units together with a sink and plumbing for a washing machine, access to the gas boiler and a useful pulley rack. A spacious cloakroom resides next door with a separate WC.

Ascending the stairs to the first floor, the principal bedroom boasts a beautiful bay window with views over the Culter Hills together with elaborate cornicing and a range of integrated wardrobes. There are three further good-sized double bedrooms, a family bathroom as well as an additional WC that could easily be converted into another shower room (subject to any necessary consents).

A further staircase ascends to the second-floor attic which constitutes a sizeable, floored space that is divided into two rooms. Currently used for storage, this area could easily be developed into additional accommodation if required (subject to obtaining the necessary consents).



### Garden

Mature gardens surround St. Helens enclosed by herbaceous borders, trees and shrubs. The main area of lawn resides to the rear of the property with a greenhouse and a patio terrace overlooking open fields – providing a lovely spot for alfresco dining. Additional stretches of lawn border the drive, with a raised area of garden by the garage that encompasses a vegetable patch as well as a timber summer house. The drive leads up from the street through handsome stone gateposts with a large tarmac driveway to the front and side of the house that provides parking for several cars.

### Garage

A double garage stands adjacent to the house with a classic Art Nouveau style pediment above timber and glazed doors. The garage is supplied with electricity and is currently used for storage with a workshop to the rear.

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is ML12 6EP

### Fixtures and Fittings

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

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.



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### Services

Gas central heating, mains water, mains electricity and private drainage.

### Local Authority

South Lanarkshire Council, Almada Street, Hamilton,

South Lanarkshire ML3 0AA

Tel: 0303 123 1012

### Council Tax

Band G

### EPC Rating

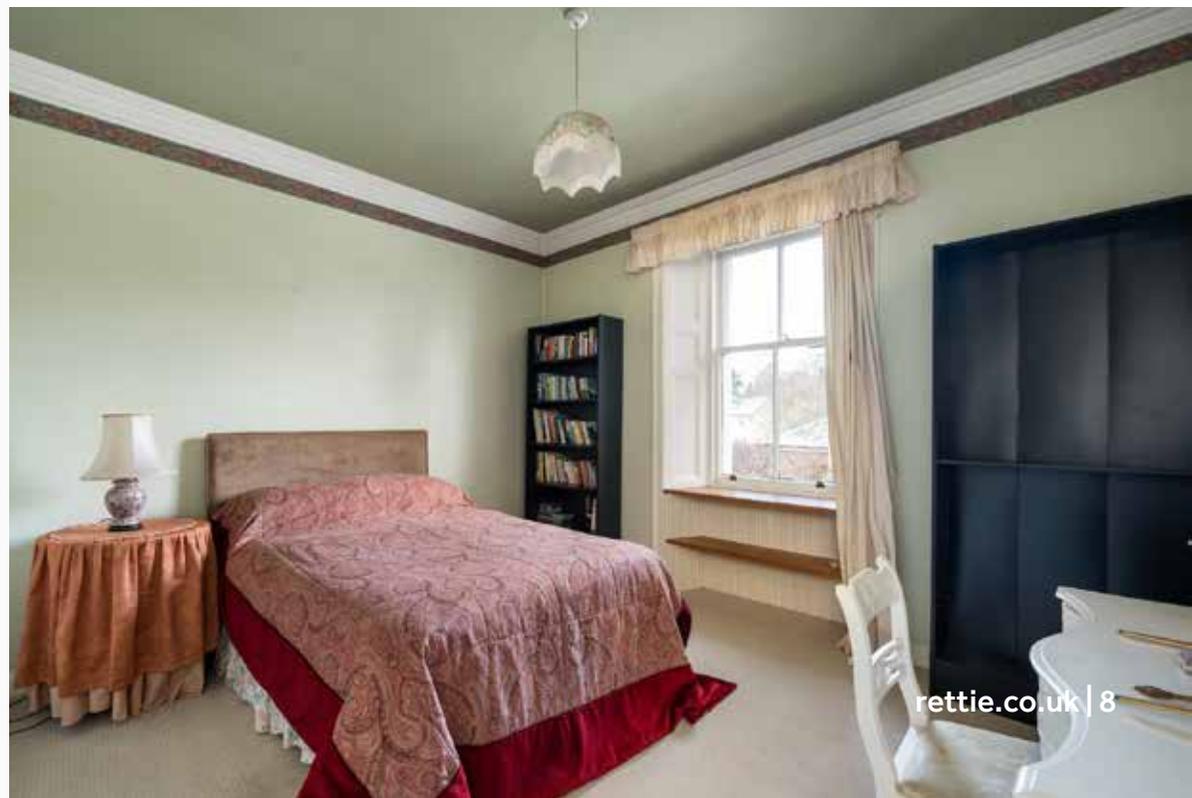
Band D

### 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.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.



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### **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.

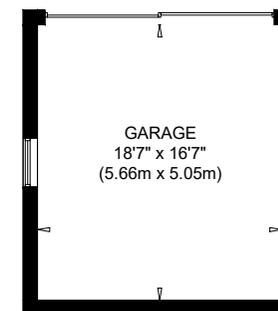
### **Websites and Social Media**

This property and other properties offered by Rettie 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](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

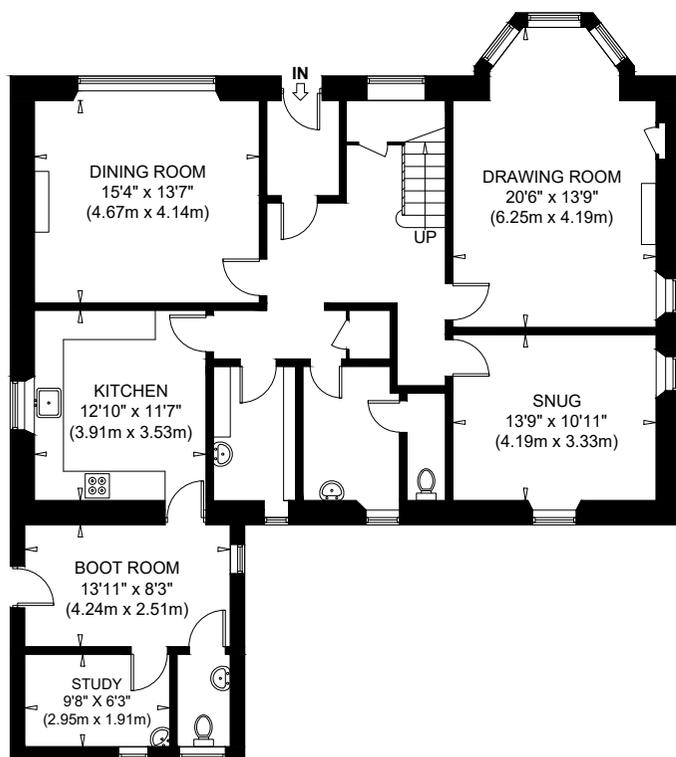
### **Proof and Source of Funds/Anti Money Laundering**

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.

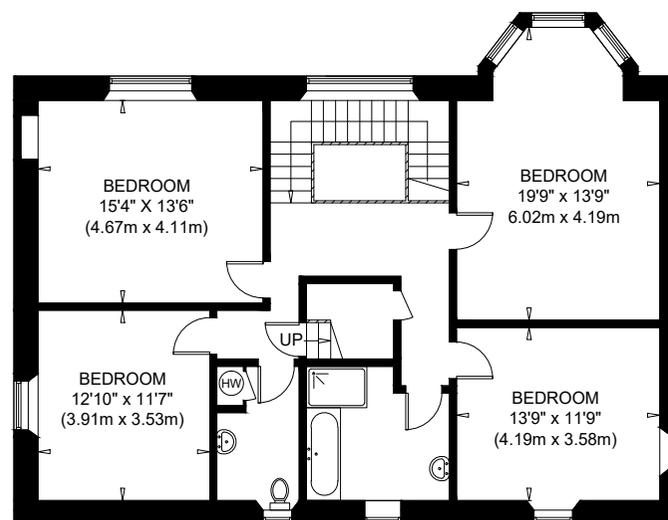




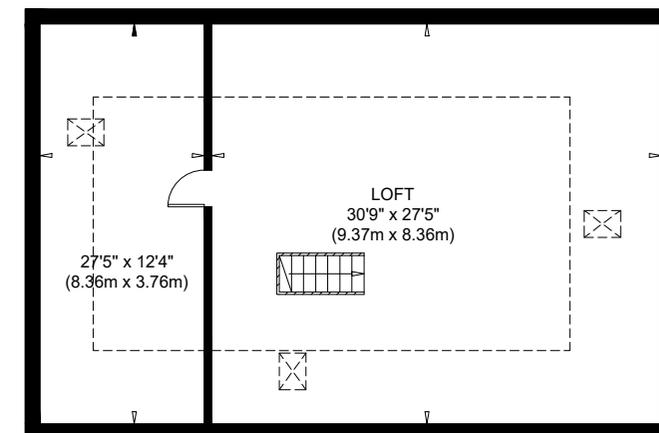
GARAGE  
GROSS INTERNAL  
FLOOR AREA 28.6 SQ M / 307 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 131.4 SQ M / 1414 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 109.5 SQ M / 1178 SQ FT



SECOND FLOOR

ST HELENS, COULTER ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 240.9 SQ M / 2592 SQ FT

GARAGE AREA = 28.6 SQ M / 307 SQ FT

TOTAL AREA = 374.9 SQ M / 4033 SQ FT

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

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### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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 misstatement 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, 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 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.





**RETTIE**

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