

29 BOAT ROAD

THANKERTON, BIGGAR, SOUTH LANARKSHIRE



Galbraith



29 BOAT ROAD, THANKERTON, BIGGAR, SOUTH LANARKSHIRE

Modern family home in quiet village with views onto Tinto Hill

Biggar 5.6 miles ■ Glasgow 41 miles ■ Edinburgh 33 miles

- 3 reception rooms. 5 bedrooms
- Large detached family home
- Rural yet accessible location
- Flexible accommodation throughout
- Sauna facilities and games room
- Double garage and large driveway

Galbraith

Stirling
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 **OnTheMarket**





SITUATION

29 Boat Road is located within the rural hamlet of Thankerton, which is a small village in rural South Lanarkshire. It is located between Biggar and Lanark overlooking the two local hills, Quothquan Law and Tinto on either side of the River Clyde. Tinto Hill is the largest and most prominent landmark in the upper reaches of the Clyde Valley. The area is also popular with hill walkers due to its close proximity to the Southern Upland Way and Broughton Heights. There are a number of excellent local golf courses including Biggar, Carnwath and Lanark. The location of the house offers easy access to the M74 and it is an excellent base for commuting to either Glasgow or Edinburgh. The local village of Thankerton benefits from a local pub. Nearby Biggar (5 miles) is an attractive market town that has a good selection of shops, a health centre, as well as a primary and secondary school.

DESCRIPTION

29 Boat Road is an immaculately presented house with flexible accommodation, and far reaching views. The property benefits from being in a small village with easy access to larger towns and cities.

The property is entered via an entrance vestibule leading into a large welcoming hallway, which gives access to the ground floor accommodation. Located off the hallway are the main reception rooms, including a living room with electric fire, dining room, three double bedrooms, two with ensuite facilities, shower room, kitchen/family room, and utility which provides access to the rear garden and double garage. From the main hallway, stairs lead to the upper landing, off which are two spacious bedrooms, a sauna, and games room.



ACCOMMODATION

Ground Floor: Living room, dining room, kitchen/family room, three double bedrooms, 2 ensuites, shower room, and utility.

First Floor: Two bedrooms, shower room, sauna, and games room.

GARDEN

Externally the property benefits from a private driveway with parking for several vehicles and providing access to a double garage. There are well maintained gardens to the side and rear of the property, mainly laid to lawn with mature shrubs and trees and patio area with space for a table and chairs. There is also a decking, patio, and BBQ hut.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
29 Boat Road	Mains	Mains	Mains	Freehold	Gas	Band E	C76

POST CODE

ML12 6QW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///wagers.nerd.plankton

SOLICITORS

Milligan DA & Co
104 Quarry Street
Hamilton

LOCAL AUTHORITY

South Lanarkshire

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

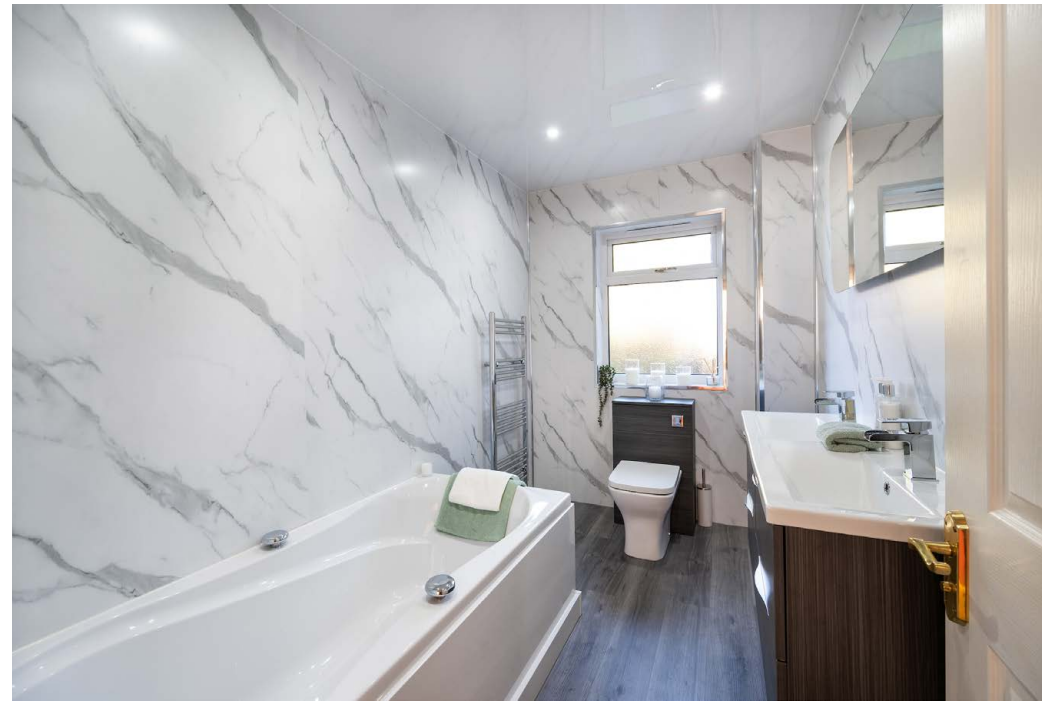
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

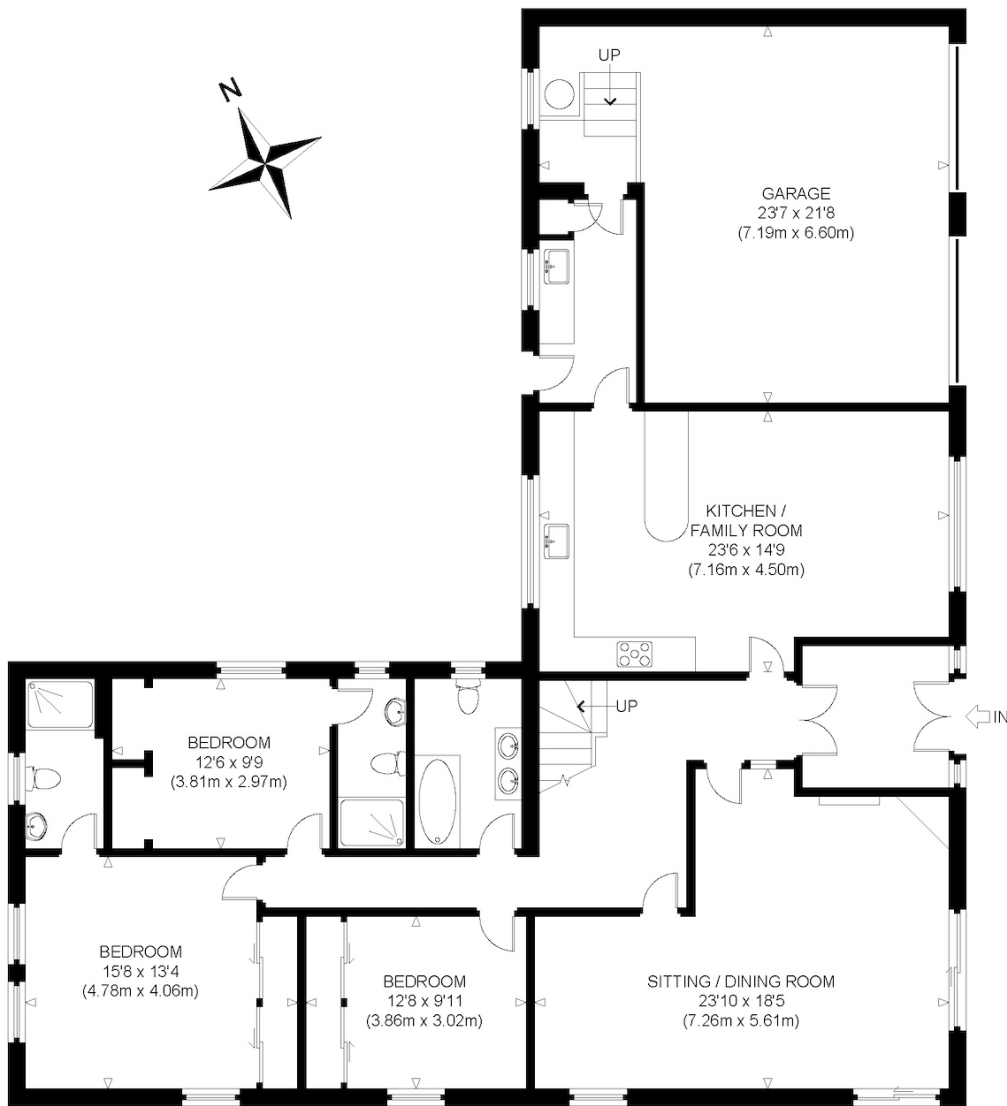
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

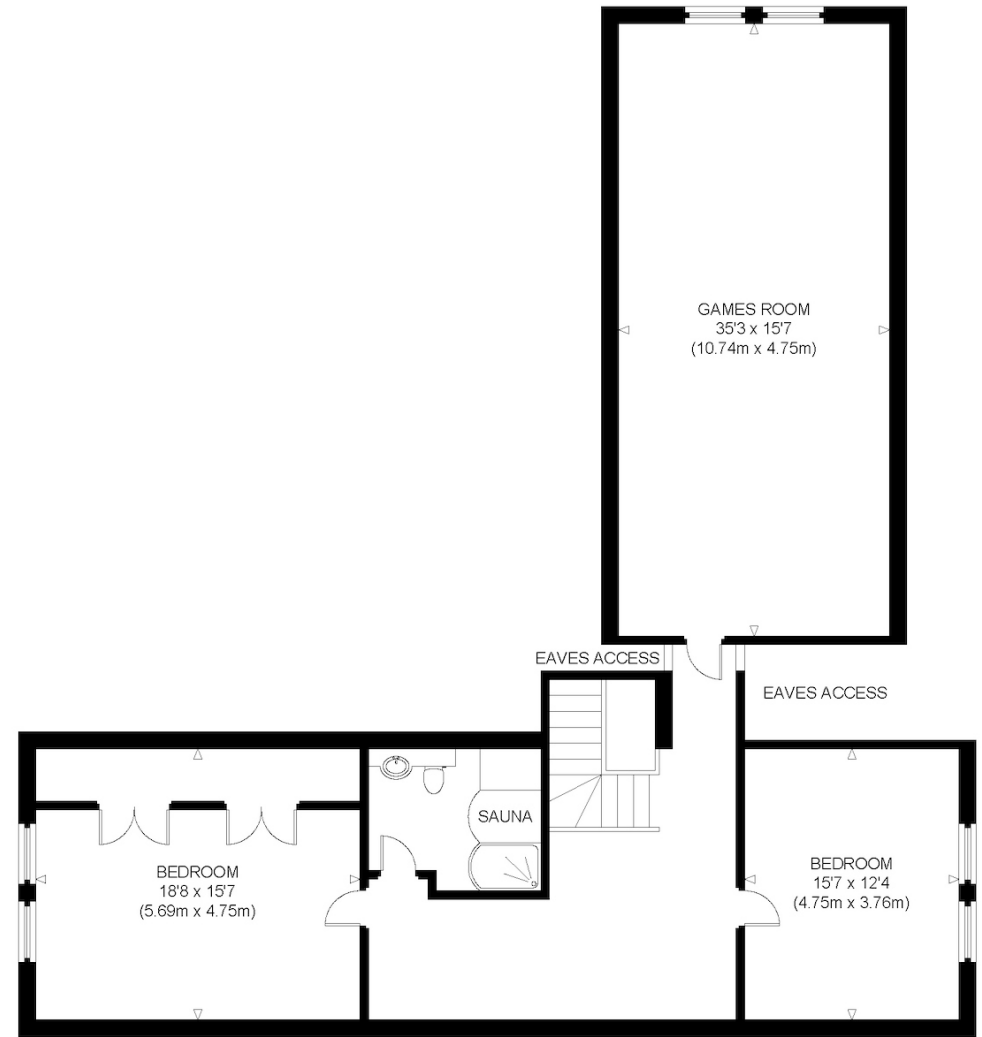








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2140 SQ FT / 198.8 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1430 SQ FT / 132.9 SQ M

BOAT ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3570 SQ FT / 331.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held, and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2023.





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