



MOUNT PLEASANT
WISHAW, NORTH LANARKSHIRE

Galbraith



MOUNT PLEASANT, WISHAW, NORTH LANARKSHIRE

Beautiful family home in a sought-after rural setting

Newmains 3 miles ■ Wishaw 5 miles ■ Glasgow 22 miles

- 2 reception rooms. 5 bedrooms
- Well maintained stone-built house
- Flexible accommodation throughout
- Spacious garden grounds
- Large agricultural shed
- Two separate paddocks, pasture, and woodland

About 9.80 Ha (24.22 Acres) in total

Galbraith

Stirling
01786 434600
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SITUATION

Mount Pleasant is situated in a rural position offering ample lifestyle opportunities for those looking to explore rural pursuits such as hobby farming or horse riding. There is also the chance to generate an income from home with lots of opportunities to run a business from the property. The town of Newmains is just under 3 miles away and offers an excellent range of local amenities. The city centre of Glasgow (about 22 miles) offers the full range of amenities including shopping, leisure and business facilities with regular mainline rail connections to Edinburgh and wider Scotland available from Hartwood. Edinburgh (Scotland's capital) is just under an hour's drive away.

Mount Pleasant is located in close proximity to an excellent transport infrastructure with the M8 motorway system accessible within about a 15 minute drive. Edinburgh and Glasgow International Airports are only about 30 miles and 27 miles distant respectively and offer regular domestic and international flights.

Sitting in the central belt of Scotland, the local area offers an enormous range of cultural and leisure opportunities. There are some excellent golf courses in the area including a nearby course at Wishaw as well as Carluke and Greenburn Golf Clubs in close proximity to each other, and the world famous courses at Loch Lomond and Gleneagles are easily accessible. There are private sports clubs in Newmains, whilst Wishaw has a Community Sports Centre with swimming pool.

Schooling is available locally at Allanton Primary and Calderhead High School as well as St Patrick's Primary and St Aidan's High School.





DESCRIPTION

House

Mount Pleasant is a stone-built house set under a pitched tiled roof. The house is accessed via a private driveway which leads directly onto Daviesdyke Road. The property provides well-proportioned accommodation, finished to a very high standard, on one level comprising:

Entrance Hallway, Kitchen, Dining Room, Sitting Room, Utility, Four Double Bedrooms, Ensuite, Bathroom, Study/Double Bedroom, and WC.

The layout is shown in more detail in the floor plans contained within these particulars.

Garden Ground

The house sits centrally within the garden which is laid mostly to lawn with flower beds and shrubs enclosed with fencing. To the south east of the property the driveway and garage can accommodate parking for several cars.

Outbuildings

There are two outbuildings, one detached single car garage which is of a profile metal construction, and a large agricultural shed which is of a concrete base and metal construction and extends to approximately 170m².





Land

The grazing land, classified as Grade 4.2 by the James Hutton Institute, extends to approximately 9.80 Ha (24.22 Acres) and is split into 2 paddocks, and a large area of pasture ground, enclosed with well-maintained post and wire fencing. All fields are accessed using a hard standing road, wide enough for vehicular access for any necessary maintenance.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Septic Tank	Freehold	LPG	Band G	Band D68	FTTP	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

Head north on the A71 turn south onto Dura Road then 1.7 miles turn west and Mount Pleasant will be on your left after 0.3 miles

POST CODE

ML2 9PJ

WHAT3WORDS

<https://what3words.com/songs.installs.rattled>

SOLICITORS

Turcan Connell, 180 St Vincent Street, Glasgow, G2 5SG

LOCAL AUTHORITY

North Lanarkshire

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

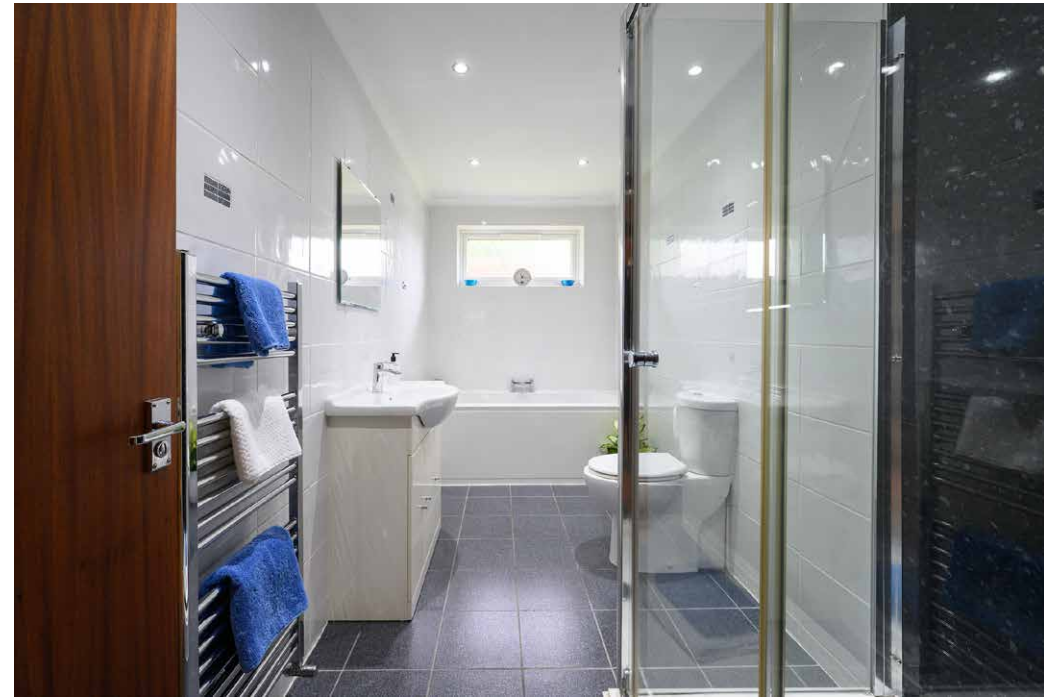
VIEWINGS

Strictly by appointment with the Selling Agents.

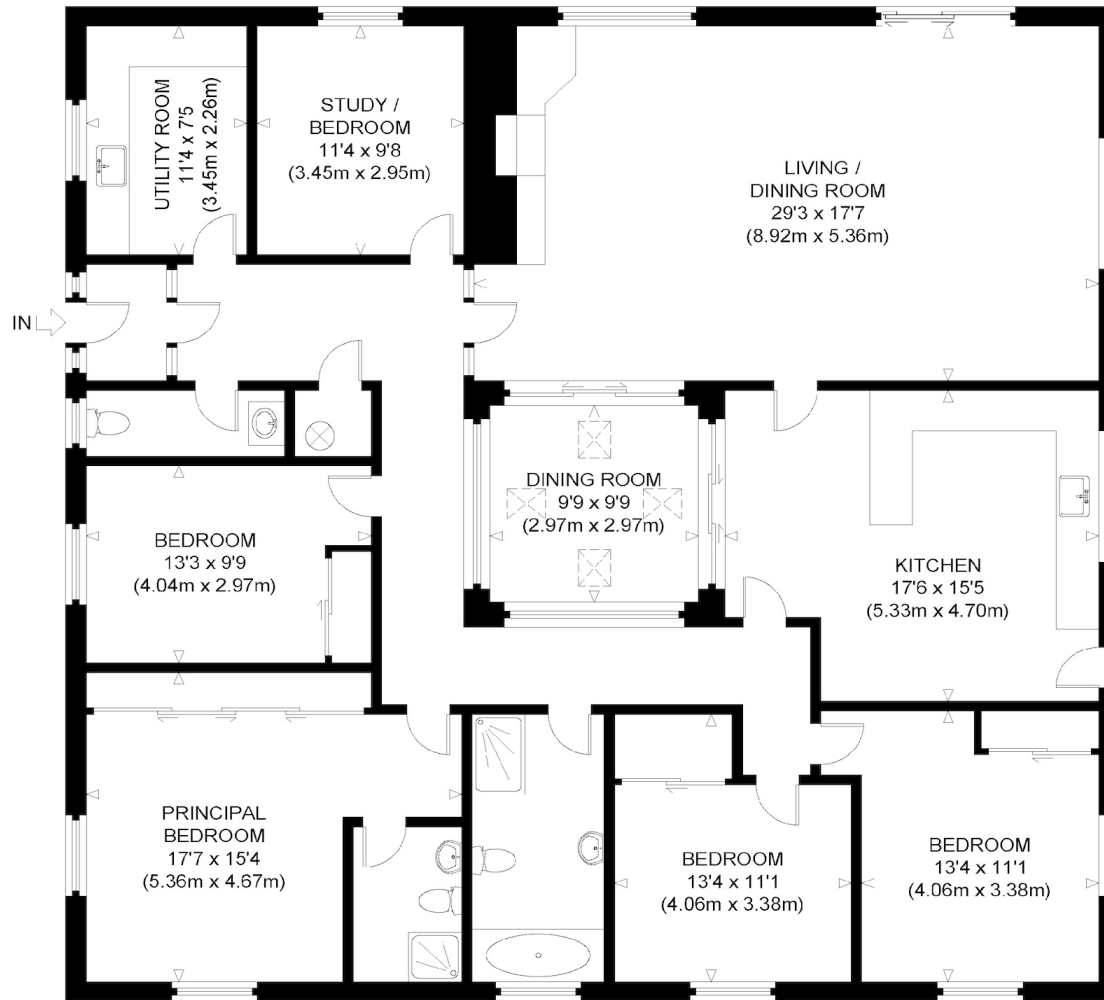
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 2248 SQ FT / 209.0 SQ M

MOUNT PLEASANT

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2248 SQ FT / 209.0 SQ M

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

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AMC PLC FINANCE

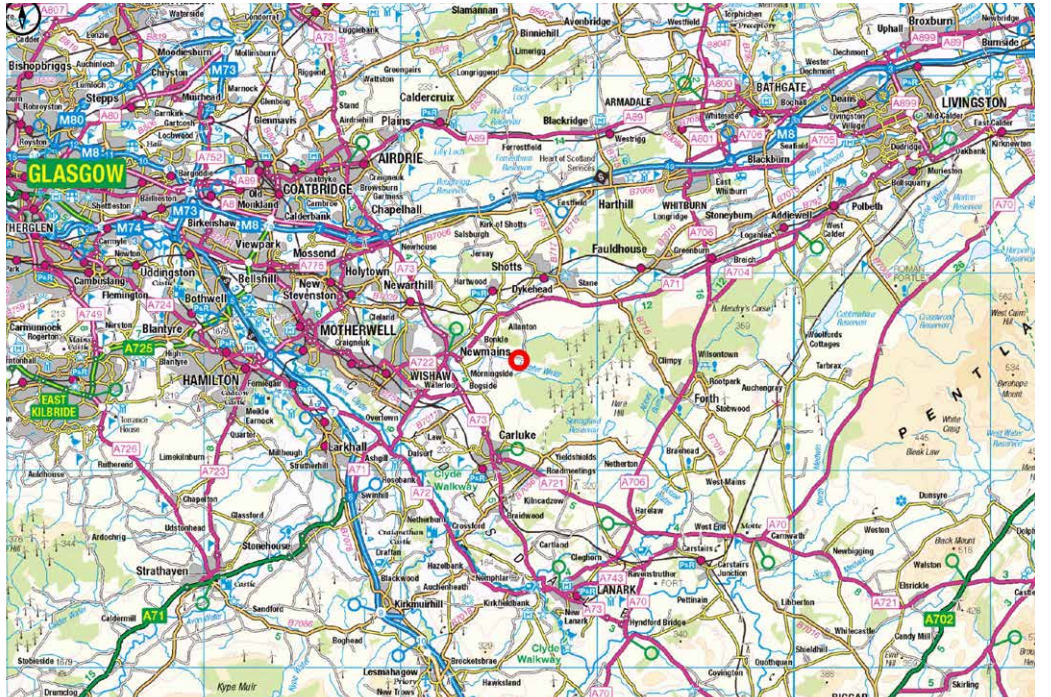
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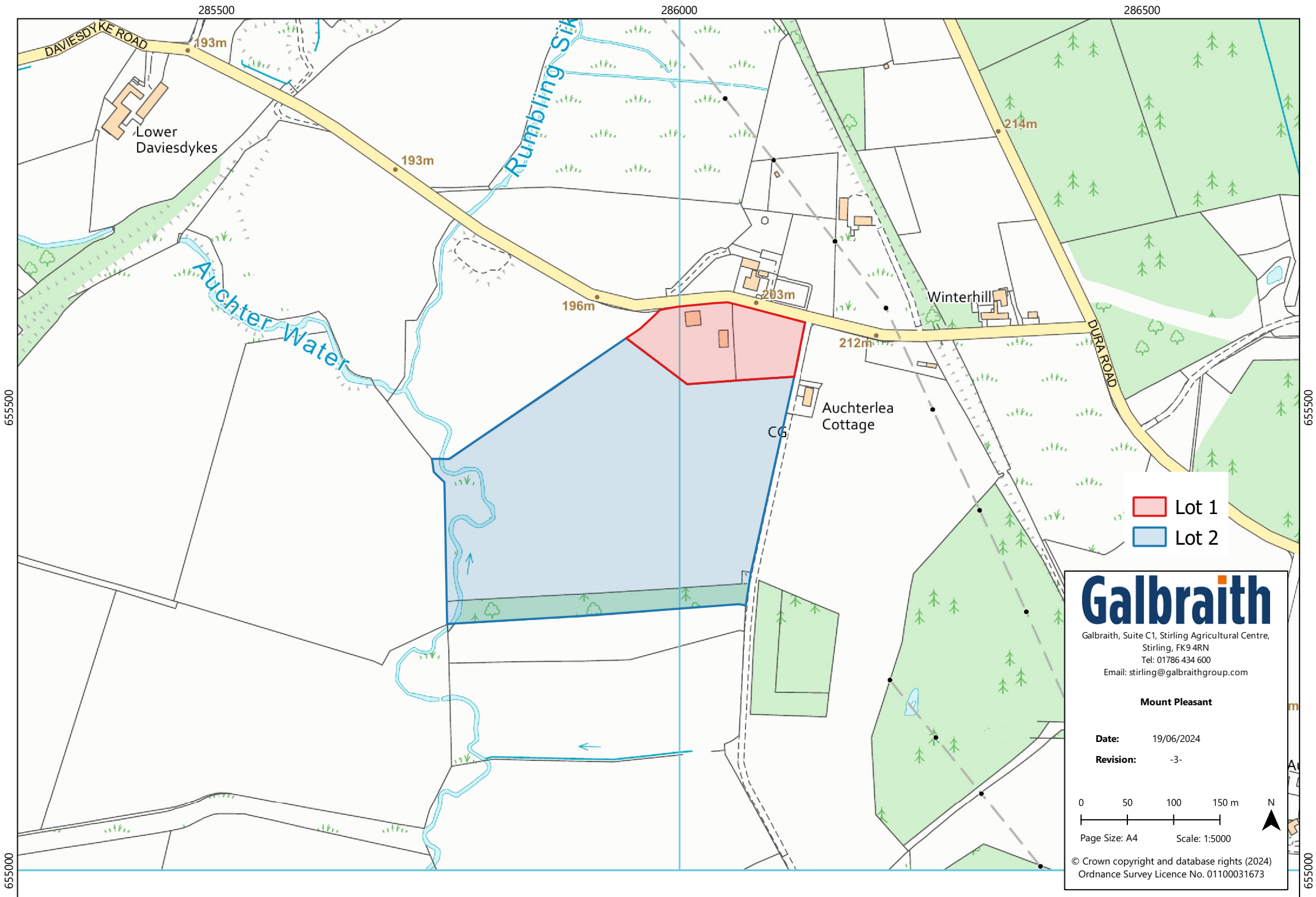
IMPORTANT NOTES

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 and brochure prepared June 2024.









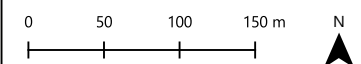
- Lot 1
- Lot 2

Galbraith

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Mount Pleasant

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