

Galbraith

# THE BUNGALOW

TOWNFOOT FARM, UDDINGSTON, SOUTH LANARKSHIRE



# THE BUNGALOW TOWNFOOT FARM UDDINGSTON SOUTH LANARKSHIRE

**A delightful rural home with shed and land in a desirable location**

Uddingston 2.5 miles ■ Glasgow 12 miles ■ Glasgow Airport 17 miles

**About 4.68 acres**

**Offers Over £400,000**

- 2 Reception Rooms. 4 Bedrooms. Kitchen. Bathroom. Shower Room. Utility Room.
- Enclosed easily maintained garden.
- Large shed.
- 4.11 acres of land.
- Sought after rural location.
- Easily accessible to the M74, M8 and M73 motorways.



## Galbraith

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket



Hallway



Living Room

### SITUATION

The Bungalow at Townfoot Farm is peacefully situated in a rural setting between the Priory Bridge area of Blantyre and the Kylepark area of Uddingston, with beautiful views over surrounding countryside. It is one of five houses within the former Townfoot Farm steading. Uddingston is a small town in South Lanarkshire located on the north side of the River Clyde and south-east of Glasgow city centre. It is home to Tunnock's confectionery factory, famous for its caramel wafers and tea cakes. The Clyde Walkway is a 40 mile walking pathway between Partick in Glasgow and New Lanark, the second stage of the walk travels along the boundary of Townfoot Farm passing several places of interest including the David Livingston Centre (birthplace of the famous explorer) and the red sandstone ruins of Bothwell Castle. The National Cycle Route 75 also passes close-by the property. Uddingston has a good selection of traditional main street shops and supermarkets and some well-regarded restaurants and pubs. It also has several sports clubs and gyms including the rugby club. Golf is available at nearby Caulderbraes and Bothwell Castle Golf Clubs and there is a golf driving range at Clydeaway Golf Performance Centre. Hamilton Park Race Course (6 miles) has several fixtures throughout the year.

Primary schooling is available at nearby Muiredge and Newton Primary and secondary at Uddingston Grammar, St John's and Holy Cross in Hamilton. Uddingston railway station is within walking distance.

### DESCRIPTION

The Bungalow at Townfoot Farm is a desirable family home with great appeal for anyone wishing a quiet country property with land yet in an easily accessible location for commuting. It was built some fifty years ago of brick with a white render finish under a tiled roof. The all on the level accommodation comprises a large living room with picture window enjoying excellent aspects over the garden and land beyond, the kitchen is fitted with a range of floor and wall mounted cabinets, integrated double oven and microwave, electric hob, fridge/freezer and dishwasher. Both the utility room with washing machine and tumble dryer and dining room are conveniently situated off the kitchen. There are three double bedrooms, one with fitted wardrobes and patio doors to the garden and one single bedroom. (One bedroom is currently used as a snug). There is a bathroom with 3 piece suite and shower room with shower cubicle, w.c. and wash hand basin set in a vanity unit.

### ACCOMMODATION

Ground Floor: Kitchen, Utility Room, Living Room, Dining Room, 4 Bedrooms, Bathroom, Shower Room.

### GARDEN (AND GROUNDS)

The Bungalow is surrounded by a large easily maintained garden mainly down to lawn with some mature trees and a gravel drying area at the rear. There is a large parking area in front of the shed.

Kitchen



Dining Room



Bedroom



Bathroom



Shed (About 12.52m x 10m)

Brick with corrugated sheeting. Concrete floor. Sliding door. Inspection pit. Power and electricity.

### Land

There are two grazing paddocks lying to the rear and side of The Bungalow which extend to about 3.97 acres and offer excellent smallholding or equestrian opportunity.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	Mobile	EPC
Mains	Mains	Private - Septic tank	Freehold	Oil	Band E	Available	Yes	D56

### ACCESS

Maintenance is on a shared user basis.

The neighbouring property has a right of access from A to B on the plan.

### CLAWBACK

The Purchaser will deliver at settlement, a fully executed Standard Security, in terms to be adjusted between the parties acting reasonably, in security of its obligations to pay to the Seller a clawback of the uplift in value of the area between The Bungalow and Townfoot Farm Cottage (or part thereof as the case may be) which occurs as a result of the grant of planning permission for any purpose (except agricultural) within such period to be agreed between the parties from the Date of Entry.

### POST CODE

G71 7RR

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///trap.ridge.heave

### SOLICITORS

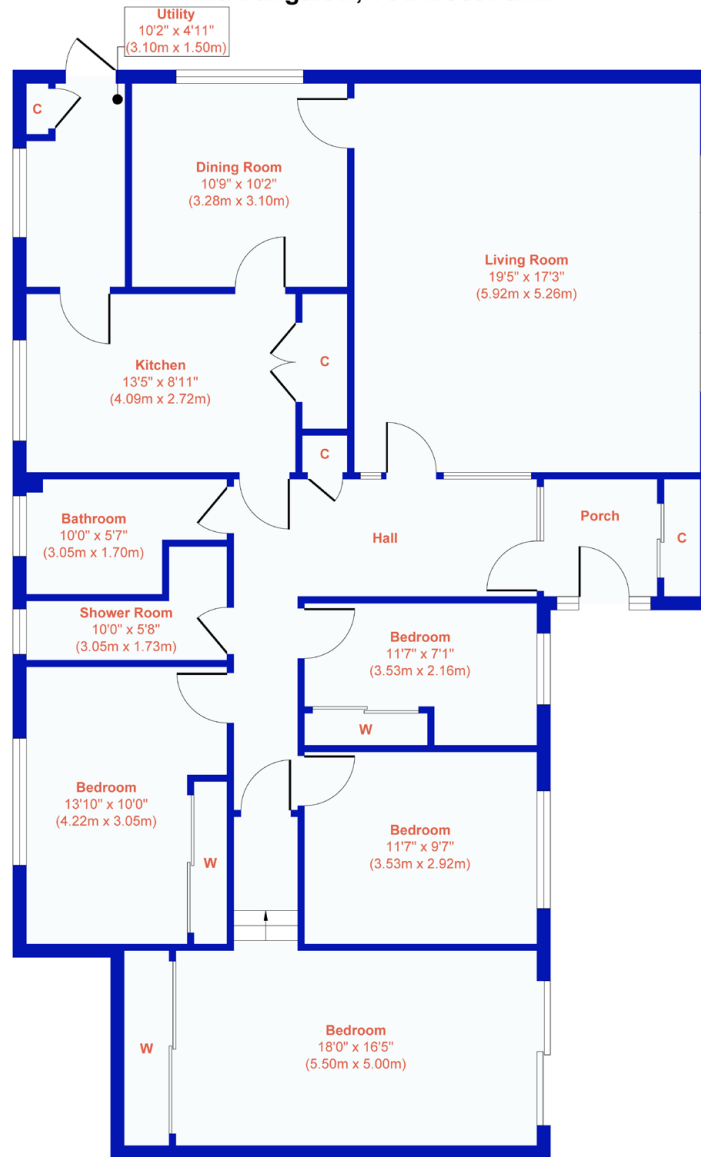
Gebbie and Wilson  
18 Common Green  
Strathaven  
South Lanarkshire  
ML10 6AG

### LOCAL AUTHORITY

South Lanarkshire Council  
Council Headquarters  
Almada Street  
Hamilton  
South Lanarkshire  
ML3 0AA



## The Bungalow, Townfoot Farm



Floor Plan

Approx. Gross Internal Floor Area 1505 sq. ft / 140.00 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

### 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 June 2024.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

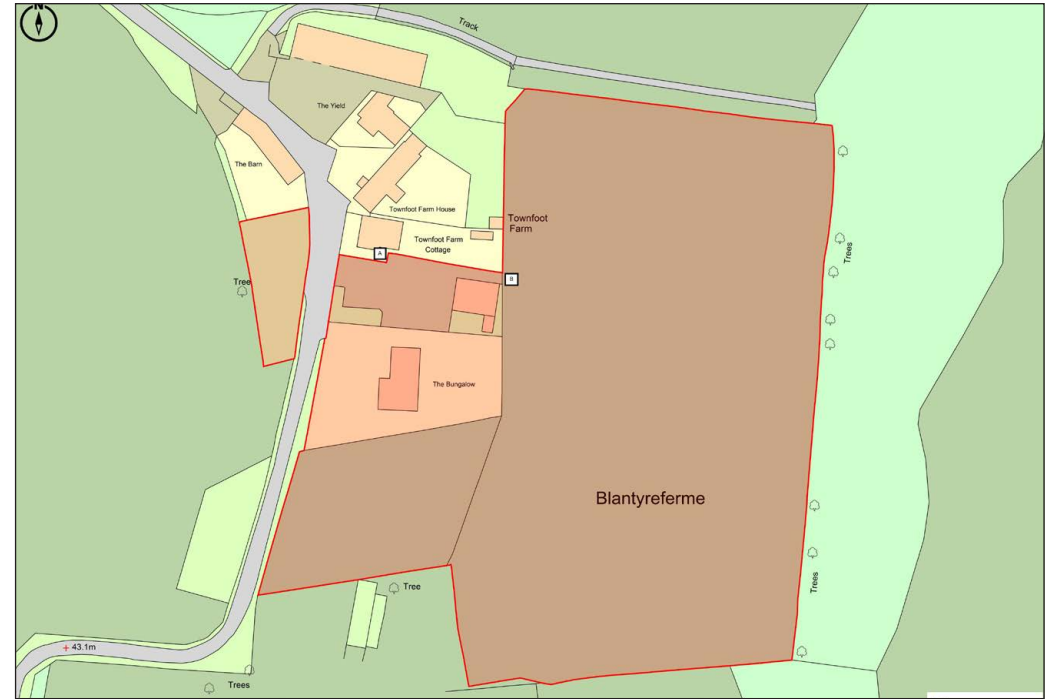
### VIEWINGS

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.







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