





Biggar

Waterhead Reservoir Cottage, Birthwood Road, Coulter, Biggar, Lanarkshire, ML12 6QB

Independent Estates



Directions

From Coulter village, travel past Primary School on your right leaving the village. Go over small bridge and take the right at fork immediately after bridge. Continue along this road and take a left following signpost for Coulter Reservoir. Continue along this road and the at next fork veer left. The property is situated behind white gates identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Vestibule	0.96m x 1.11m	Kitchen	2.98m x 3.12m
Lounge	4.25m x 5.04m	Hallway	4.20m x 1.03m
Sun Room	2.98m x 4.26m	Bedroom One	3.85m x 4.61m
Bedroom Two	2.62m x 3.01m	Bathroom	1.65m x 2.93m
Bed Three/Lounge	3.99m x 4.85m	Shower Room	2.54m x 2.52m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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Independent Estates are proud to welcome to the market this rare and truly unique property situated in a breathtakingly pleasing rural location. Accessed via private road and encompassed by rolling hills and Coulter reservoir. This deceptively spacious charming home is formed over two levels offering versatile and flexible accommodation. Generous gardens and grounds including private woodland and series of substantial outbuildings are also incorporated.

Surrounded in natural beauty yet only a 15-minute drive to the thriving market town of Biggar. Biggar itself provides a wide range of amenities including independent retailers, bars, restaurants, supermarket, health/leisure facilities including golf course and various clubs/associations/entertainment ranging from Bridge club to musical theatre and events hosted by Biggar Corn Exchange and the annual Biggar Little Festival. The property is a 20 min drive to M74 offering easy access North and South. Both Edinburgh and Glasgow are within easy commuting distance, regular train services are provided from Lanark and Carstairs. For education Coulter has its own Primary school and the Secondary school is based in Biggar.

Accommodation comprises: Entrance to property via rear facing upvc door giving access to vestibule with tiled flooring and side facing window leading to kitchen. Rear and side facing contemporary fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric range style cooker with extraction and tiled flooring. Kitchen opens into front facing spacious lounge with stunning open views toward valley, decorative fireplace incorporating wood burning stove, decorative alcove and fitted carpet. Lounge leads to central carpeted hallway giving access to two double bedrooms, bathroom and sunroom. Front facing bedroom one with bay style window formation, fitted storage and carpet. Rear facing bedroom two benefits full length mirrored wardrobes and carpet. Spacious sunroom/dining with wraparound glazing, rear facing French doors and laminated flooring. Rear facing bathroom comprising four piece suite including low flush wc, wash hand basin with vanity, bath, shower, partially tiled walls and laminated flooring.

Self-contained lower accommodation currently serviced as successful Air B&B. Comprising side facing access via glazed upvc exterior door leading to entrance hallway with laminated flooring leading to living room and spacious shower room. Front facing living room/third bedroom with front and side facing window formations overlooking private garden and again views over valley, kitchen area with vinyl flooring and fitted carpet in living area. Side facing shower room with low flush wc, wash hand basin, shower cubicle with partially tiled walls and vinyl flooring.

The property boasts full oil-fired central heating and double glazing throughout. Externally offers a plethora and variety of intimate private formal garden to rear with thoughtful matured planting, lawn, large paved patio and raised water feature. Steps from rear patio leads down to external utility room, rear store and side paved terrace. Front garden is mainly laid to decorative gravel with paving, decorative planting and brick boundary wall. Detached garage with power and lighting. Forming part of garage is separate accessed workshop again with power and lighting. Detached studio/sunroom which is fully insulated has front and side glazing overlooking woodland with power and lighting supply. Located on perimeter edge of woodland is the original sandstone filtration building currently used as large workshop with basement storage, wood burning stove, power and lighting. The building offers many original features and offers multiple development opportunities.

EXTRAS - All floor coverings, light fittings, window blinds and range cooker.



Offers Over £390,000