





Thankerton

Loanfoot, Thankerton ML12 6NU

Independent Estates



Directions

From Hyndford Bridge take the A73 heading towards Abington/Biggar. Continue along this route and at Tinto Tea Rooms take a left onto Station Road. Continue into Thankerton and take your second left then left again over bridge onto Boat Road. Follow road out of village and property is on your left.

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 Hallway	6.02m x 1.01m	Living Area	8.67m x 3.93m
Living Area	4.53m x 3.67m	Dining Area	3.93m x 4.38m
Kitchen Dining	4.52m x 4.70m	Utility	2.59m x 2.02m
WC	2.62m x 1.87m	Bedroom Five	3.18m x 3.92m
Bedroom Five Ensuite	2.00m x 1.74m	Games/Bedroom Six	3.80m x 5.92m
Master Bedroom	6.13m x 3.85m	Master Ensuite	2.48m x 2.97m
Bedroom Two	3.90m x 4.72m	Bedroom Three	4.32m x 4.06m
Bedroom Four	3.37m x 4.04m	Patio	5.01m x 7.38m
Garage	7.31m x 6.78m		

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

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are proud to present this exceptionally spacious family home with private paddock. Nestled between the meandering upper River Clyde and Tinto Hill with breath taking scenery. The South Lanarkshire village of Thankerton is located within the picturesque rolling Southern Uplands. These outstanding landscapes and views are under an hour from Glasgow and Edinburgh. The popular Towns of Biggar and Lanark are only a short drive away offering a variety of local shopping, Primary and Secondary Schooling, Health/Leisure Facilities, Bars and Restaurants. Loanfoot boasts outstanding views across the open farmland towards the Coulter Fells, the River Clyde and Quothquan Law. The property is positioned within extensive well maintained gardens offering a generously proportioned family home. Built to traditional methods with a mixture of harling and stone clad exterior, with a slate roof and detached double garaging.

Accommodation is arranged over two levels and configuration flows naturally and logically from room to room; Entrance to property via front facing upvc door with glass insert leading to reception hallway. Hallway with fitted carpet gives access to main living area, games room/office, bedroom, fitted storage and carpeted staircase with decorative balustrade. Magnificent open plan lounge, formal dining and television room with full length dual aspect windows overlooking stunning vista of open countryside and beyond. The room features central open log burning fireplace, decorative cornice and solid beech flooring. Rear reception hallway with Amtico quality flooring leads to family dining/kitchen, utility room, cloakroom wc and rear exterior upvc door with glass insert leading to courtyard. Family dining farmhouse kitchen offering range of base and wall mounted units, granite work surfaces, partially tiled walls, Amtico flooring, integral appliances, including electric double oven, hob, extractor and dishwasher. The kitchen further boasts rear and side facing windows with glazed door opening out onto raised patio area. Rear facing fully appointed utility and boot room with Amtico flooring, fitted storage, work surfaces, sink and plumbing for automatic washing machine. Side facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and Amtico flooring. Front and rear facing games room/office or indeed could be utilized as sixth bedroom with sold wood flooring and feature lighting. Bedroom five is rear facing with fitted carpet and gives access to en suite. Rear facing en suite comprising low flush wc, wash hand basin, fitted storage and carpet.

Generous upper landing with front facing bay style window formation, decorative timber balustrade and two large fitted storage cupboards. Master bedroom with front facing window formation and opening out onto balcony, walk in wardrobe and dressing area and fitted carpet. Side facing master en suite comprising low flush wc, wash hand basin, Jacuzzi bath, double shower cubicle, tiled walls and tiled flooring. Bedroom two is front facing with full length mirrored wardrobes and carpet. Bedroom three with side and rear facing windows and fitted carpet. Bedroom four is rear facing with fitted carpet. Rear facing family bathroom comprising low flush wc, wash hand basin with vanity, bath, shower cubicle and tiled flooring.

The property boasts double glazing and oil fired central heating throughout. Bank of solar panels (located on garage roof), security alarm and lighting. Generous garden grounds with large sweeping driveway around property leading to rear courtyard with ample parking for several vehicles and detached double garage/workshop with automatic door, electricity and lighting. Building also benefits from side pedestrian access. Front garden is mainly laid to decorative gravel. Side and rear gardens are again mainly laid to lawn with matured tree and shrub specimens, timber fencing, paved patio and additional raised patio with breathtakingly wonderful views over to Coulter Fell, Quathquan Law and River Clyde. Loanfoot boasts private grass paddock to front amounting to around 1.2 acres.



Offers Over £580,000