





Libberton

20 Libberton Mains Libberton ML11 8FG

Independent Estates



Directions

On leaving Carnwath via Biggar Road continue until entering Libberton and take your first left into development. Continue and take first right. The 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	4.88m x 1.19m	Lounge	4.72m x 3.78m
Kitchen	4.76m x 3.12m	Dining	4.86m x 3.16m
Study/Bedroom Four	3.59m x 3.03m	WC	1.19m x 2.40m
Master Bedroom	4.53m x 3.84m	Ensuite	2.58m x 1.15m
Bedroom Two	5.21m x 3.01m	Bedroom Three	2.34m x 3.78m
Bathroom	2.14m x 2.02m		

Offices

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

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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.

Libberton Mains in the village of Libberton, near Biggar is positioned well for individuals who are looking for rural countryside living yet offers easy access to both Glasgow and Edinburgh. Other local Towns of Lanark and the village of Carnwath also offer a selection of amenities. The property also provides access to the recently built Libberton Primary School and well respected Biggar High School.

Independent Estates are delighted to welcome to the market this deceptively spacious family home offering versatile accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glazed side panel giving access to spacious entrance hallway with laminated flooring leading to all lower accommodation including lounge, dining/kitchen, study/bedroom four with walk in storage room, cloakroom w/c, staircase and fitted storage. Rear facing lounge with laminated flooring overlooking rear garden and open countryside beyond via French doors. Front facing formal dining area with fitted carpet leading into modern fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, laminated flooring, integrated appliances, fitted storage cupboard and rear facing fully glazed upvc door. Front facing study/bedroom four with fitted carpet and storage cupboard. Cloakroom w/c comprising low flush w/c, wash hand basin, partially tiled walls and lino flooring.

Rear facing carpeted upper landing leading to three bedrooms and family bathroom. Master bedroom is front facing with fitted wardrobes and carpet. Master en-suite comprising three piece suite including low flush w/c, wash hand basin, shower cubicle, partially tiled walls, lino flooring and heated towel rail. Bedroom two is again front facing with fitted wardrobes and carpet. Bedroom three is rear facing with fitted carpet. Rear facing family bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath) and partially tiled walls and lino flooring.

The property benefits from full double glazing and modern efficient wet electric central heating. Front garden is mainly laid to decorative gravel and paving. Private rear garden is mainly laid to lawn with paved patio and timber fencing. Private parking is situated at front of property.



Offers Over £198,000