



BURN PARK

HAMILTON, SOUTH LANARKSHIRE

Galbraith



BURN PARK, HAMILTON, SOUTH LANARKSHIRE

Attractive detached rural cottage with countryside views

Hamilton 4.7 miles ■ East Kilbride 6.9 miles ■ Glasgow 19 miles

- 3 reception rooms, 2 bedrooms
- Flexible accommodation over one level
- Spacious grounds with ample parking and useful outbuilding
- Elevated positions with outstanding views
- Rural yet accessible location close to local towns and cities
- Additional paddock extending to 1.81 Ha (4.47 Acres)



Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**



SITUATION

Burn Park is located within South Lanarkshire in a picturesque countryside location near the town of Hamilton (4.7 miles). Hamilton is a bustling town with a number of useful local amenities including supermarkets, car garages, primary school, secondary school, restaurants, pubs, parks and rugby/football clubs. The largest city in Scotland, the city of Glasgow, is within a 40 minute drive or could be accessed via train or bus links. Glasgow offers an enormous range of amenities including, retail parks, sporting and recreational facilities, supermarkets, secondary education and universities.

The property is in an ideal location for a commuter with railway stations within a 20 minute drive at Hamilton and East Kilbride providing regular rail connections to Glasgow and beyond. The property is within easy access to the M74 motorway at Hamilton and Larkhall providing links to the North and South of the country. Glasgow Airport is just 25 miles away providing daily domestic and international flights to a number of locations.

DESCRIPTION

The property is a detached villa sitting in an elevated position overlooking the surrounding countryside and rolling hills. Burn Park benefits from a private driveway off a minor public road allowing both privacy and security, the property has been well maintained and boasts a friendly and welcoming ambience.

Through the front door you are greeted with a welcoming hallway with storage space for shoes and jackets, the hallway gives you access to all the rooms of the property. On your left through the front door is a well – sized living room with a large bay window allowing lots of natural light. From the living room you can access the dining room through large double doors making it a perfect place to entertain and host. The kitchen is to the back of the property and benefits from its own access to the garden area at the back. It is fitted with a mixture of wall and base units, double oven, sink, hob, and space for white goods. All three of the bedrooms are doubles, with the main bedroom and the second bedroom both having built in wardrobes. The family bathroom is a 4 piece white suite with separate bath and walk in shower. The hallway offers excellent storage with 3 large cupboards, it also gives access to the floored loft.

ACCOMMODATION

Ground Floor: Kitchen, living room, dining room, sunroom, master bedroom, bedroom, family bathroom.

GARDEN AND GROUNDS

Burn Park Fam benefits from its own private drive and large area of tarmac surrounding the property providing ample parking and direct access to the outbuilding in the grounds. There is a small section of lawn within the fenced area with space for seating and a washing line. The property comes with a paddock which surrounds the property and extends to approximately 1.81 Ha (4.47 Acres) in total. It is currently down to grazing ground but could be used to extend the garden or as a further development opportunity subject to planning consents.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|----------|---------|-------------|----------|-----------|--------|
| Mains | Mains | Private | Freehold | Oil | Band E | Band D68 | FTTC | YES |

FLOOD RISK

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

POST CODE

ML3 7XP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/safety.rebounds.diplomats>

SOLICITORS

LOCAL AUTHORITY

South Lanarkshire Council
Almada Street
Hamilton
ML3 0AA

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

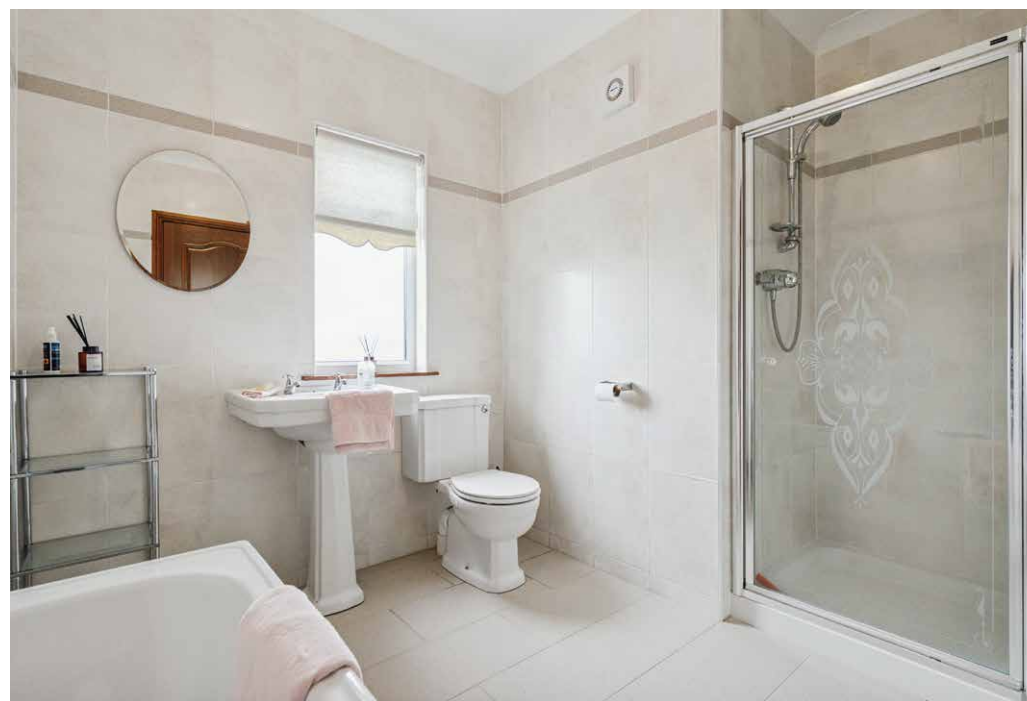
ANTI MONEY LAUNDERING (AML) REGULATIONS

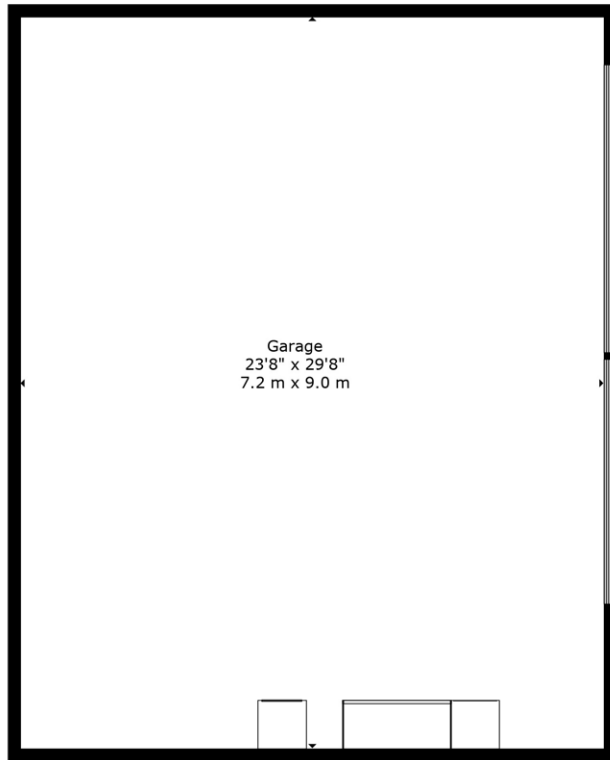
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

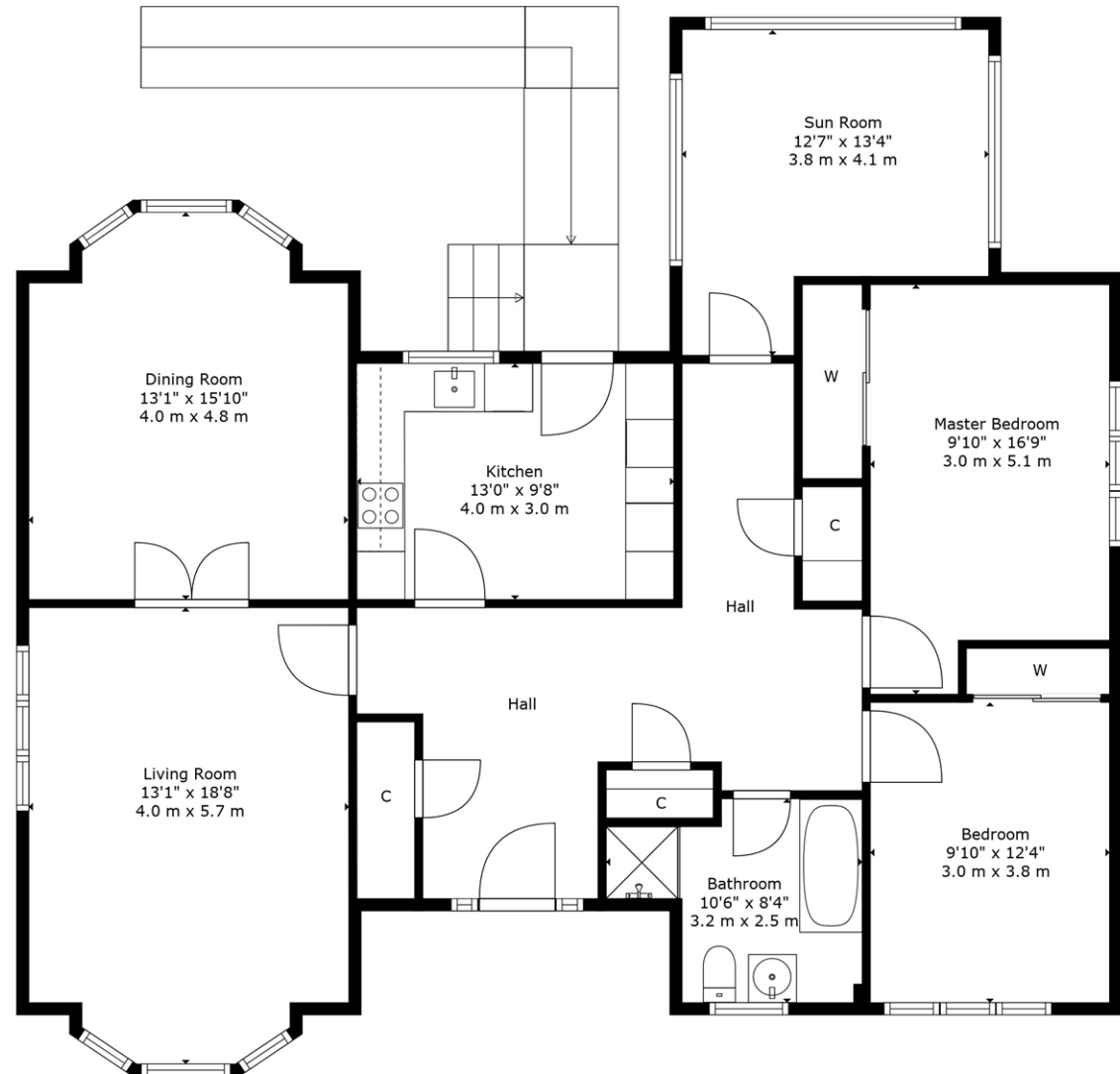
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





Floor 1



Floor 2

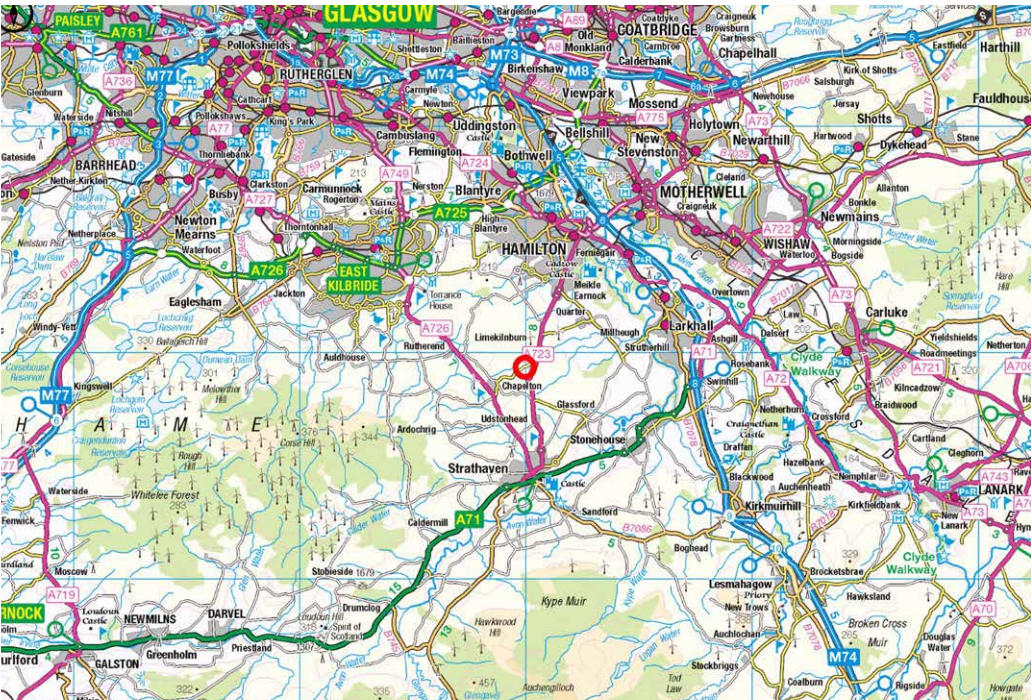
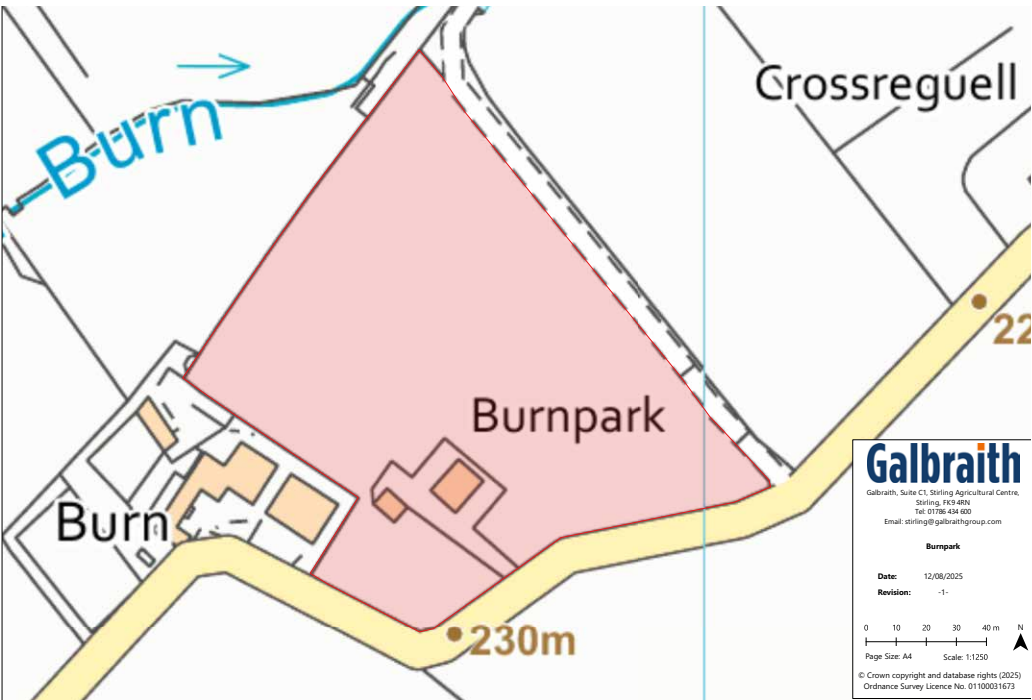
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TOTAL: 1375 sq. ft, 128 m2
 BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 1375 sq. ft, 128 m2
 EXCLUDED AREAS: GARAGE: 703 sq. ft, 65 m2
 WALLS: 148 sq. ft, 13 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

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 July 2025.









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