



DAIRY COTTAGE
LARKHALL, SOUTH LANARKSHIRE



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An attractive 5 bed detached cottage set within an accessible, rural location.

Larkhall 1.5 miles ■ Hamilton 4 miles ■ Glasgow 17 miles

Acreage: 0.32 acres (0.13 ha)

- Modernised house with 2 reception rooms, 5 bedrooms and double garage.
- Large detached 5 bed cottage set within a rural location.
- Accessible location straight off J7 of the M74, providing ultimate access to road networks.
- Large enclosed garden.
- Far reaching views towards Ben Lomond & the Arrochar Alps
- Close proximity to 3 railway stations

Galbraith

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 OnTheMarket



SITUATION

Dairy Cottage is a large 5 bed cottage located in a rural location, which has been recently modernised throughout and benefits from far reaching views towards Ben Lomond. Dairy Cottage is situated in an extremely accessible location a short distance to the west of J7 on the M74. Dairy Cottage is just 1.5 miles to the centre of Larkhall and 4 miles southeast of Hamilton. The historic industrial town of Larkhall provides an excellent range of local services and amenities. The cottage is within easy commuting distance of the City of Glasgow, Scotland's largest City, being within 17 miles to the northwest of the cottage, with world renowned shopping outlets, businesses, and entertainment facilities. Glasgow Airport is about 23 miles and offers regular flights to London and a wide range of international destinations. Nearby towns of Larkhall, Ferniegair (Chatelherault) and Hamilton each have railway stations with regular connections to Glasgow and beyond. Larkhall & Hamilton both offer primary and secondary schooling, with private schooling nearby at Hamilton College or within Glasgow itself offering a wider range of highly regarded independent private schools. The racecourse at Hamilton provides regular fixtures.

DESCRIPTION

Dairy Cottage is a large, modernised 5 bed detached cottage set within the countryside. Dairy Cottage is of mixed stone and brick construction under a pitched slate roof with UPVC double glazed windows and oiled fired under floor central heating. The cottage extends to approximately 193 sq.m (2,077.43 sq. ft). The property is in walk in condition with natural light throughout and situated in a rural yet extremely accessible location. A substantial raised deck has been added to the property allowing an extension of the daily living areas.

The 5th bedroom has been converted into a home office which suits modern day, home working flexibility.

The property offers accommodation set out over one floor; the accommodation comprises:

A large open plan kitchen/diner which leads into the family lounge/sunroom which provides access out onto the raised decking.

There is a combination of 4 bedrooms, home office space, family bathroom which also converts into a private en-suite from the master bedroom. The property also features from a further shower room, utility room and internal access to the adjoining double garage.

The property has been constructed and laid out in a very thoughtful manner with hot and cold taps in the garage as an example.

Dairy Cottage sits on a plot extending to 0.32 acres (0.13ha) and benefits from its own private garden area.

GARDEN (AND GROUNDS)

Dairy Cottage has its own enclosed garden grounds which extends to approximately 0.2 acres. The garden comprises a grass lawn with the addition of a raised deck which adjoins the property. Within the grounds, attached to the property there is a double garage which provides extensive storage and garage space.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Dairy Cottage	Mains	Mains	Septic Tank	Freehold	Kerosene	Band F	D67

It should be noted that the current water supply is through a meter at Merryton Farm. The purchaser will be responsible for the installation and cost of a new meter, if required.

ACCESS

Dairy Farm can be accessed via a 3rd party access track of Low Merryton Farm. There is a right of way for access to the property where there is ultimate space for off road parking available in the driveway. Maintenance of this track will be on a user basis.

DIRECTIONS

From Glasgow travel south onto the M74 towards Carlisle. Exit the M74 at Junction 7, at the end of the slip road turn right onto Lanark Road. Continue on Lanark Road for 0.6 miles, Dairy Cottage will then be situated on the right-hand side. Turn right onto the access road to Merryton Farm then Dairy Cottage is the first property on your left-hand side.

POST CODE

ML9 2UF

WHAT3WORDS

To find this property location to within 3 meters, download and use What3Words and enter the following: <https://w3w.co/butter.milk.reward>

SOLICITORS

McLean & Stewart
51-53 High Street,
Dunblane
FK15 OEG

LOCAL AUTHORITY

South Lanarkshire Council
Almada Street
Hamilton
South Lanarkshire
ML3 0AA



FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

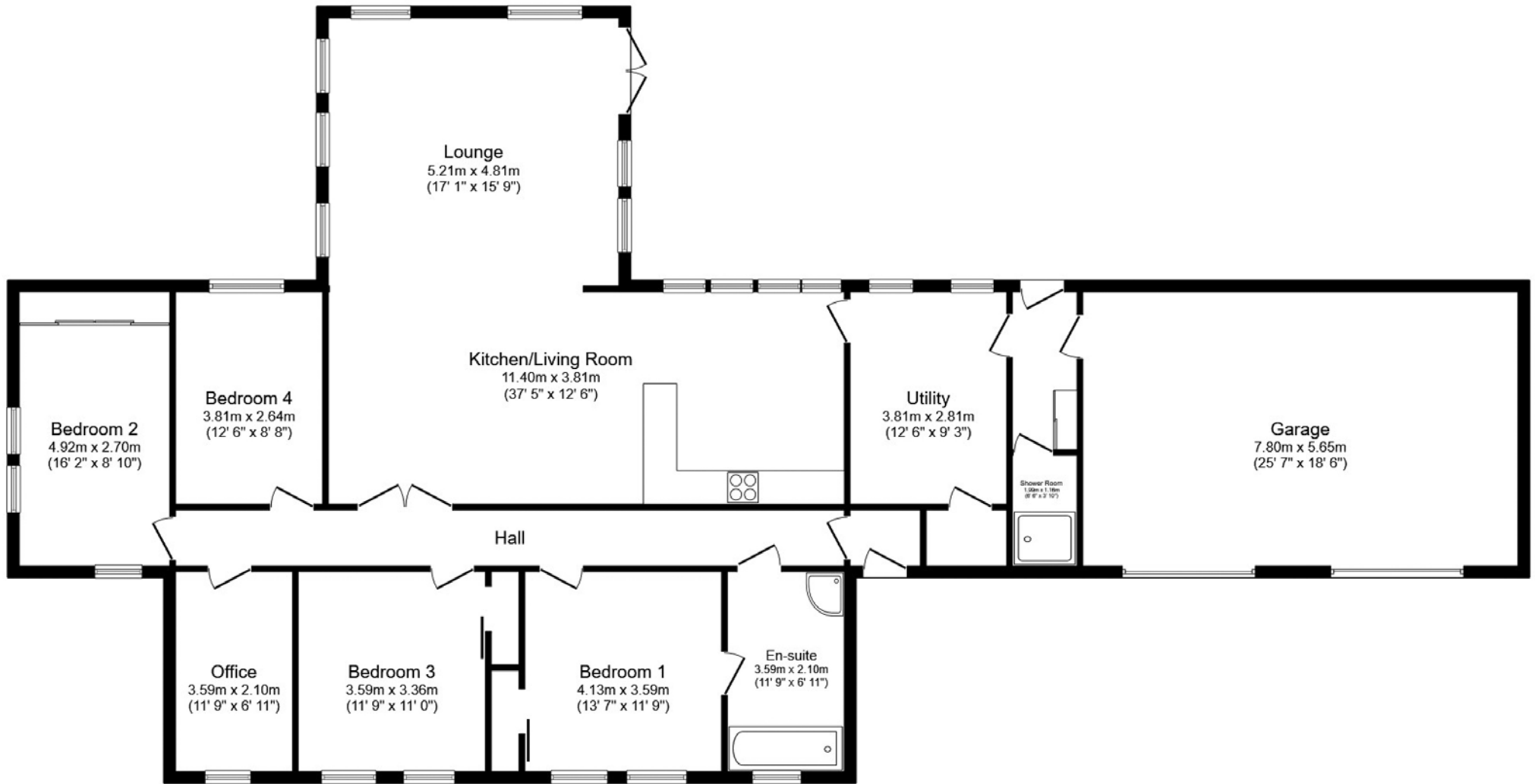
VIEWINGS

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

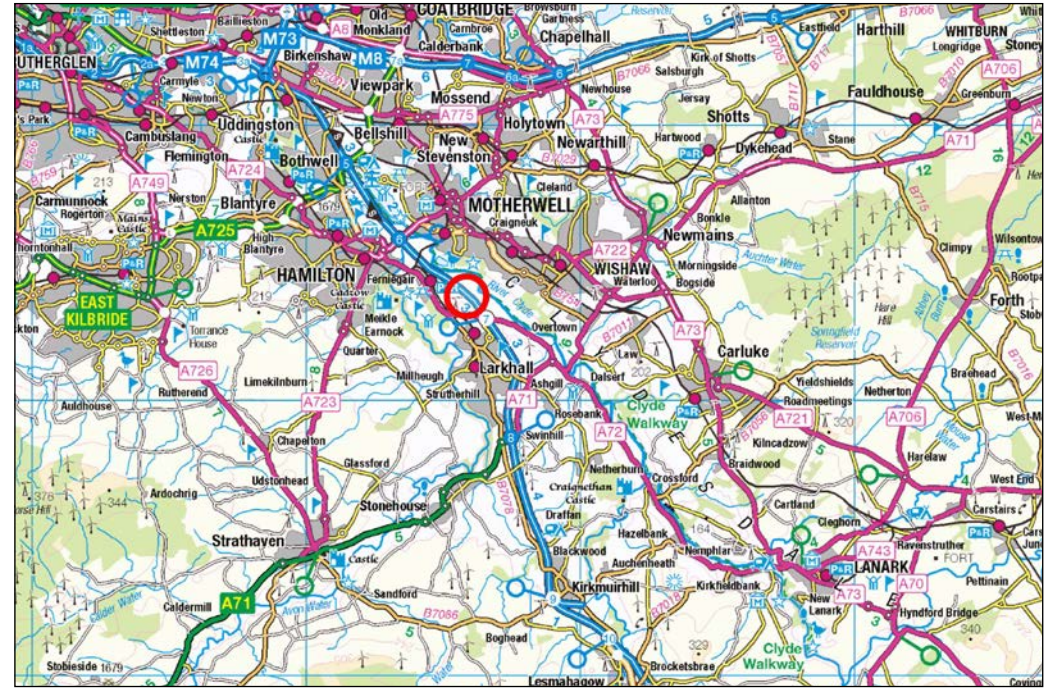
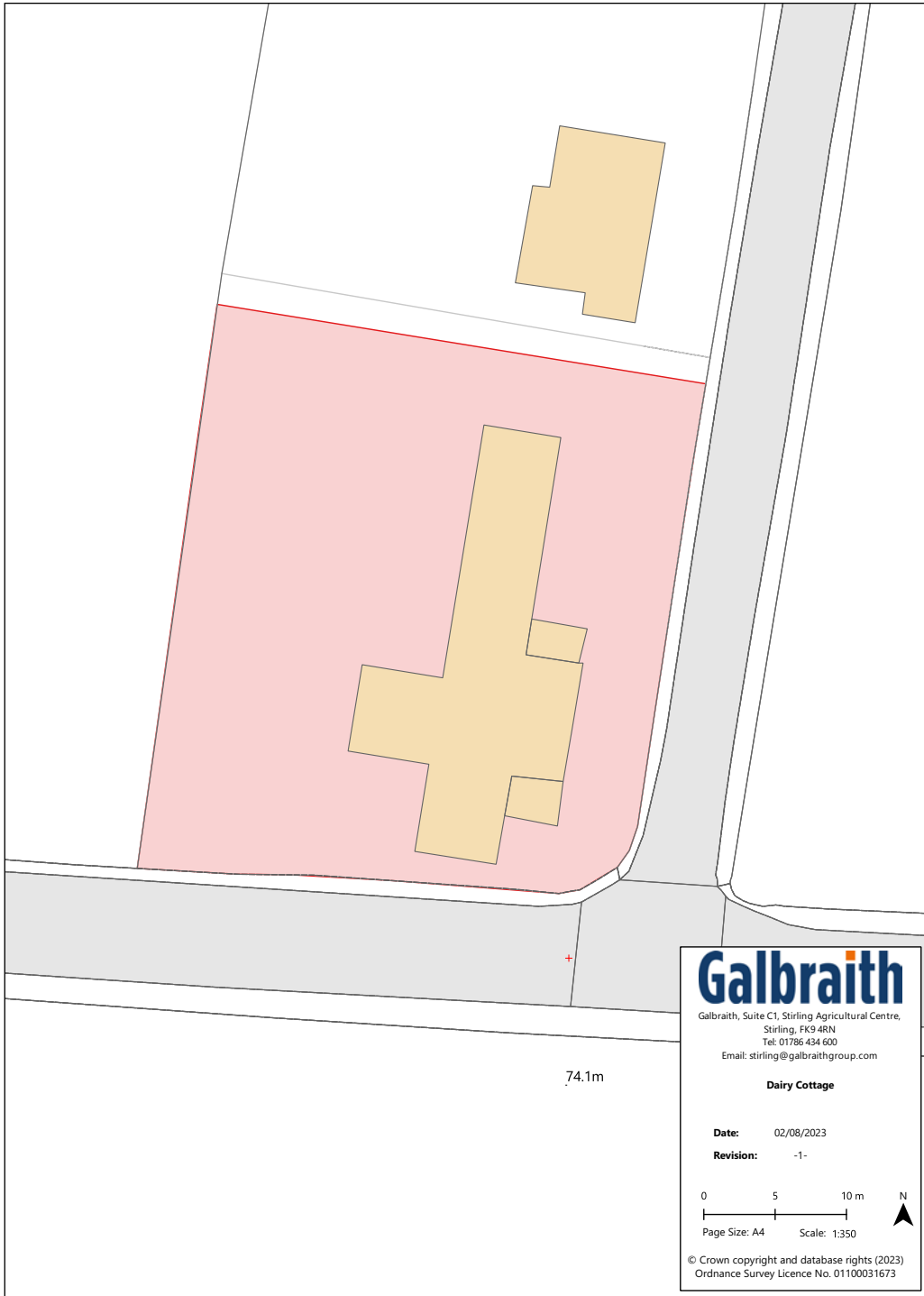
Failure to provide required identification may result in an offer not being considered.



Floor Plan

Total floor area 202.0 sq.m. (2,174 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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 May 2023.



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