

# CLYDE HOUSE

RIVERSIDE ROAD, KIRKFIELD BANK, LANARK, SOUTH LANARKSHIRE







# CLYDE HOUSE, RIVERSIDE ROAD, KIRKFIELD BANK, LANARK, SOUTH LANARKSHIRE

A quintessential country home and gate house set within 3 acres of private grounds

Lanark 1 mile ■ Glasgow 26 miles ■ Edinburgh 35 miles

- 5 bedrooms, 6 bathrooms, 6 reception rooms
- Stunning country home
- Well-kept private gardens
- Two bedroom gate house
- Useful range of garages and outbuildings
- Large swimming pool with changing rooms
- For sale as a whole or in 2 separate lots

About 1.2 Ha (3 Acres)

## Galbraith

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### SITUATION

Clyde House is set within, but secluded from, the village of Kirkfieldbank which has local amenities including a parish church and primary school with secondary schooling available at Lanark Grammar School and Hamilton College private school. The historic market town of Lanark is approximately 1 mile away where there is a wider range of shops, amenities, entertainment and recreational facilities can be found. Kirkfieldbank is an ideal location for commuting by both rail and road with the station at Lanark providing commuter and main line links to Edinburgh, Glasgow and the South with journey times of approximately 30 minutes to Edinburgh and Glasgow. In addition, there are regular bus services to Glasgow from Lanark. Both Glasgow and Edinburgh Airports are within an hour's drive respectively and offer many domestic and international flights daily to a huge variety of locations. There are numerous leisure and sporting amenities in the area. These include walks along the Clyde Valley and in the surrounding hills, golf courses at Lanark, Carluke and Carnwath, a multi-screen cinema complex at Hamilton and the world heritage site of New Lanark.

### DESCRIPTION

Clyde House is a detached, early nineteenth century stone built villa, which has been tastefully extended by the current owner. The house occupies a private location with views over the surrounding countryside. The property has been well maintained and boasts a charming, friendly ambiance, retaining many of its original features.



The property is accessed through an entrance vestibule into a large welcoming central hallway with the study on your left and living room on you right. The kitchen can be accessed through the living room or via the back hallway through the dining room. The kitchen/ breakfast room has a tiled and carpeted floor, fitted wall and floor units and a three oven Aga stove. The breakfast area benefits from beautiful views overlooking the front garden.

From the study at the front of the house you can access the large lounge at the back, arguably the heart of the home, with a stunning stone fireplace and large windows with natural light pouring through. The downstairs bedroom is located just off the lounge, it is a flexible space with ensuite and could be used as an additional living space, office or for a variety of other purposes. The lounge can also be accessed from the dining room via the back hall, giving easy access from the kitchen, making it a superb area for hosting.

Through the glass doors in the lounge is the pool hall spanning 200m<sup>2</sup>, the hall features a large, heated swimming pool, separate changing facilities, and a kitchenette. There is also plenty of space for a games table and gym equipment.

The ground floor also benefits from a large useful utility room, WC, and larder with three working fireplaces in the living room, lounge and study.



Up the stairs to the first floor, you are greeted with three sizeable double bedrooms and the impressive master bedroom with an en-suite bathroom and large balcony, with space for seating. The three bedrooms are served by a family bathroom and one of the bedrooms benefits from a dressing room.

### Outbuildings

Clyde House has a useful range of outbuildings consisting of a large double garage with space for up to three cars and an attic with a separate door. To the right of the double garage there is a single garage with a flat roof and adjoining former stable with an attic. There is ample space for machinery and coal/log storage within the old stable and boiler house.

### ACCOMMODATION

Ground Floor: Hall, living room, study, kitchen/breakfast room, larder, utility room, dining room, lounge, ground floor bedroom, ensuite, sunroom/office and pool hall.

First Floor: Master bedroom, ensuite, bedroom 2, bedroom 3, bedroom 4, dressing room and family bathroom.

### GARDEN (AND GROUNDS)

Clyde House is accessed from the public road via a private tree lined avenue leading to the stone chipped parking area at the front of the house. The lawn is well tended with the main lawn ideally suited for alfresco dining. Several mature trees are well spaced out allowing lots of natural light to pour through.







**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Clyde House	Mains	Mains	Mains	Freehold	Oil	Band G	Band E	FTTP	YES
Gate Lodge	Mains	Mains	Mains	Freehold	Electric	Band D	Band D	FTTC	YES

**FLOOD RISK**

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

**POST CODE**

ML11 9JR

**WHAT3WORDS**

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









### **SOLICITORS**

Charles Hay - Brodies LLP, 110 Queen Street, Glasgow G1 3BX

### **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.

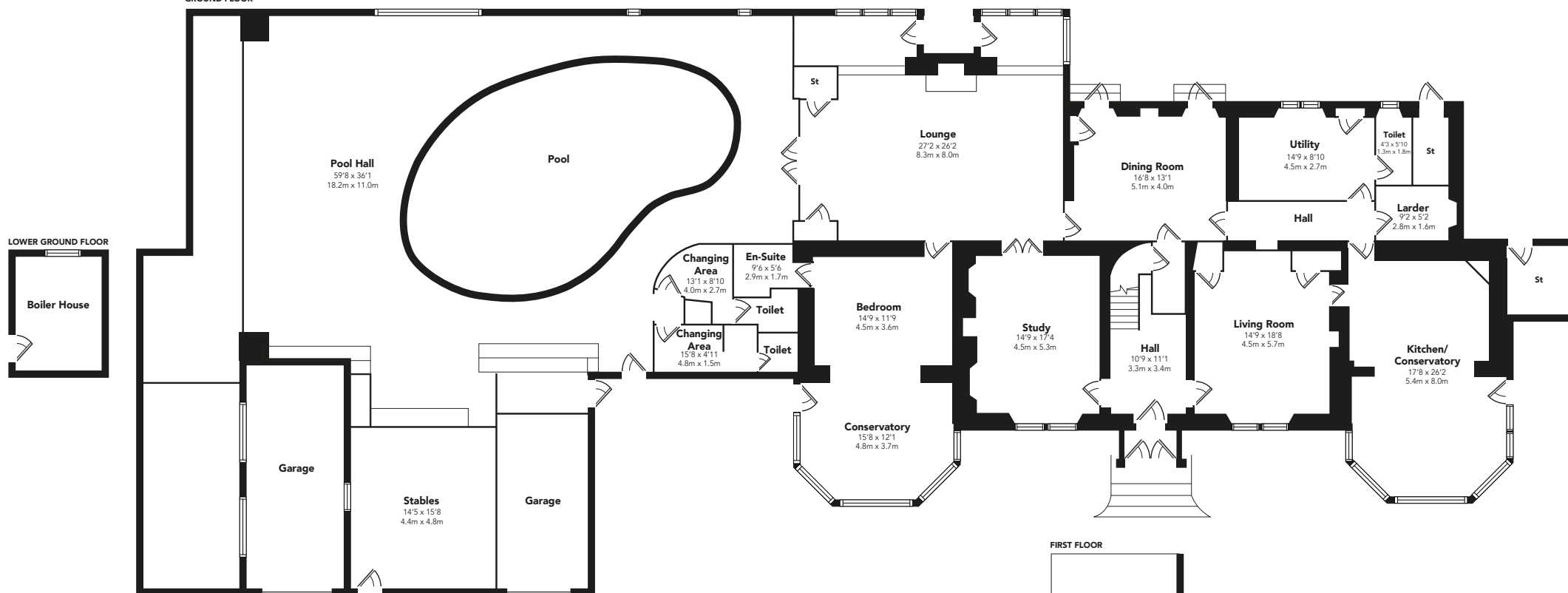
### **HEALTH & SAFETY**

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.

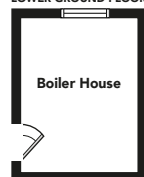




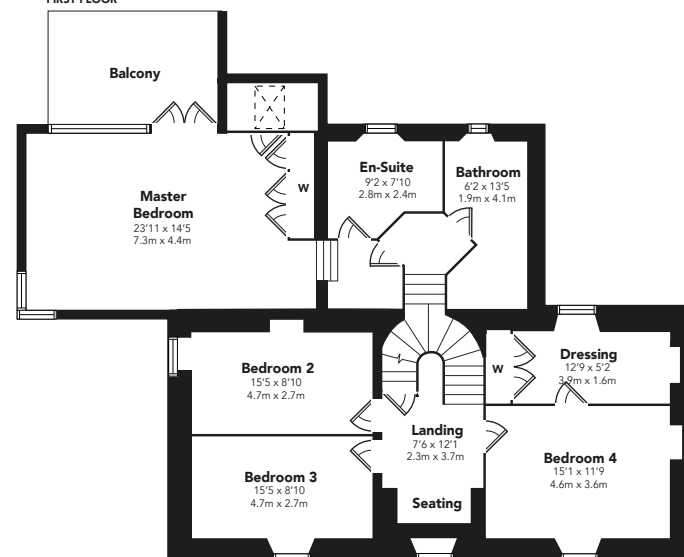
## GROUND FLOOR



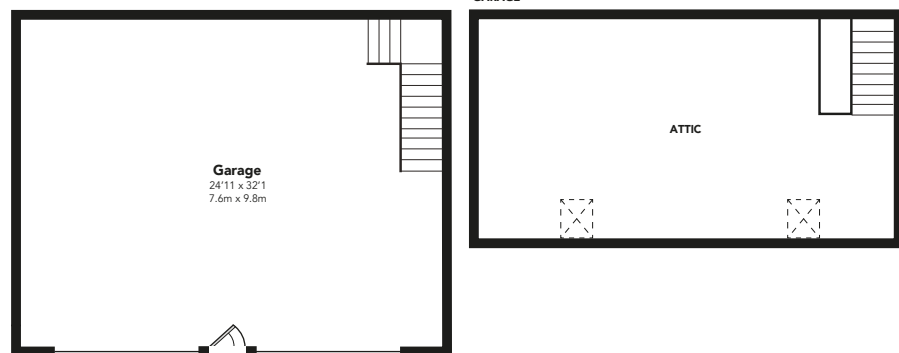
## LOWER GROUND FLOOR



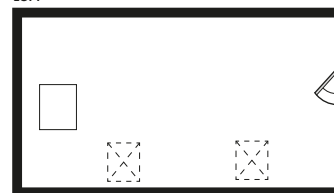
## FIRST FLOOR



## GARAGE



## LOFT



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)





### LOT 2 - GATE HOUSE

The gate house sits at the entrance gate as its name suggests, the property was rebuilt approximately 20 years ago, since then it has been recently refurbished with new flooring and decoration throughout. The property benefits from a lounge with a working fire place, kitchen, two double bedrooms and a bathroom.

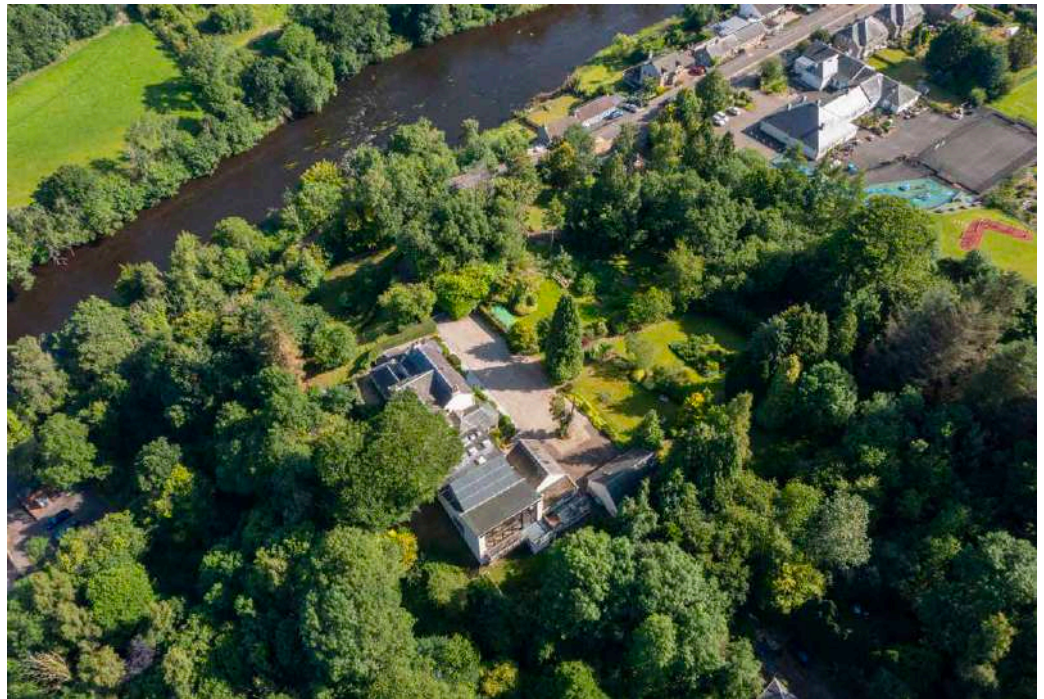
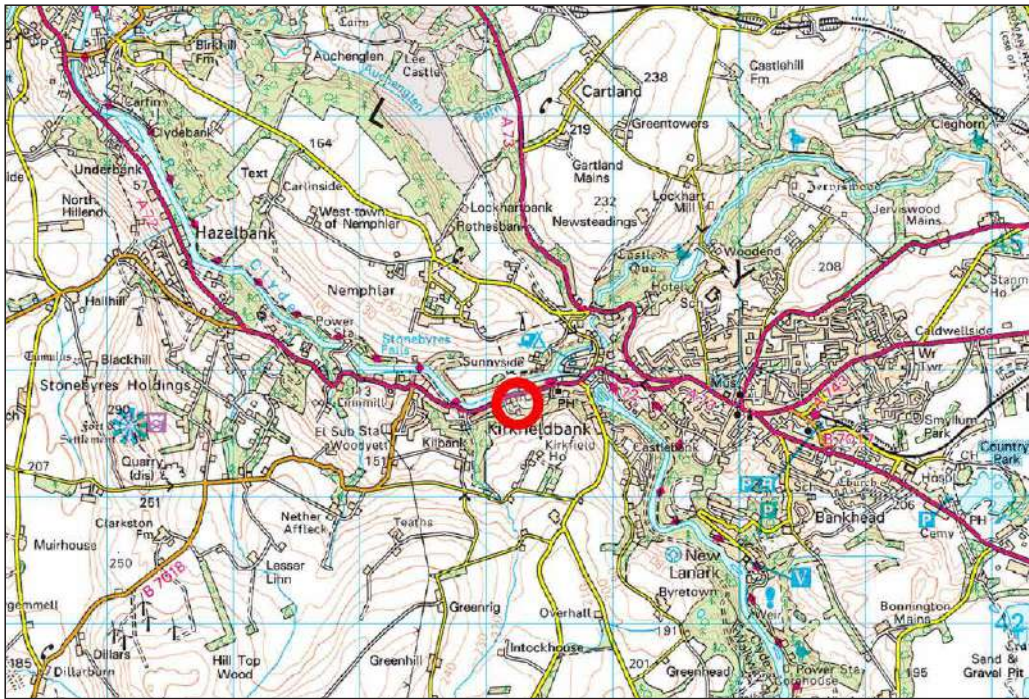
\*No offers will be considered for Lot 2 - The Gate house until a suitable offer is received for Lot 1 - Clyde House\*















Lot 1 - Clyde House  
 Lot 2 - Gate Lodge

**Galbraith**

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**Clyde House**

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### 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.





**Galbraith**