

THE OLD MILL

OVER ABINGTON FARM, ABINGTON, BIGGAR, SOUTH LANARKSHIRE



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Charming former mill converted into a 3 bedroom, semi rural property.

Glasgow 40 miles ■ Edinburgh 42 miles ■ Carlisle 57 miles

Offers Over £225,000

- 1 reception room. 3 bedrooms
- Breath taking views
- Semi rural location
- Excellent communication links

Galbraith

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SITUATION

The Old Mill is located to the edge of Abington in South Lanarkshire. Nestled amidst rolling countryside and surrounded by open farmland, the property enjoys a scenic setting while remaining well connected for travel across central and southern Scotland.

Abington is a small, close-knit village with essential local amenities including a primary school, a community shop, and a petrol station with convenience services. For more comprehensive shopping and services, the market towns of Biggar and Lanark are both within easy driving distance.

The location offers excellent connectivity via the nearby M74 motorway, providing quick access north to Glasgow (approx. 40 miles) and south toward Carlisle and the north of England. Rail services are available at nearby Lanark, Carstairs or Lockerbie stations, linking to Glasgow and Edinburgh.

Set against the backdrop of the Southern Uplands, the area is ideal for those who enjoy outdoor pursuits. There are ample opportunities for walking, cycling, and exploring the surrounding countryside, including the nearby Clyde Valley and Tinto Hill.

DESCRIPTION

The Old Mill is set within the rural surroundings of South Lanarkshire. The Old Mill is a charming and characterful semi-detached property with a rich agricultural heritage. Originally a thrashing mill and later adapted for use as a sawmill, the building was thoughtfully converted into residential accommodation in the early 2000s, blending historical features with comfortable modern living.



The property offers well-proportioned accommodation over two floors and comprises three bedrooms, including a spacious principal bedroom with en suite shower room. The remaining two bedrooms are located on the ground floor, along with a well-appointed family bathroom. The dining kitchen is also located to the ground floor and opens to the garden.

Upstairs, the bright and inviting living room provides an elevated outlook and features a multi-fuel stove, perfect for cosy evenings.

Externally, the property benefits from allocated parking for two vehicles and enjoys a quiet position within a small development of similar conversions. Its semi-rural setting offers a sense of tranquillity while still being conveniently located for access to the M74 and nearby towns such as Biggar and Lanark.

ACCOMMODATION

Ground Floor: Entrance hall, Dining kitchen, Bedroom 3, Bathroom, Bedroom 2

First Floor: Living room, Master bedroom with en-suite.

GARDEN

The Old Mill benefits from having an enclosed garden to the rear which can also be accessed from the side. It is mostly laid to grass with some shrubbery and borders.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Shared Septic tank	Freehold	Oil	Band D	Band C	FTTC	YES

FLOOD RISK

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

ACCESS

The driveway to the property is shared access for all properties at Over Abington Farm. The cost of repairs will be shared equally between all properties/owners.
To the rear, access will be permitted over the farm access road. A right of access will not be granted.

POST CODE

ML12 6SF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: shrub.presented.golf

SOLICITORS

A M Simpson & Sons, Moffat

LOCAL AUTHORITY

South Lanarkshire

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.

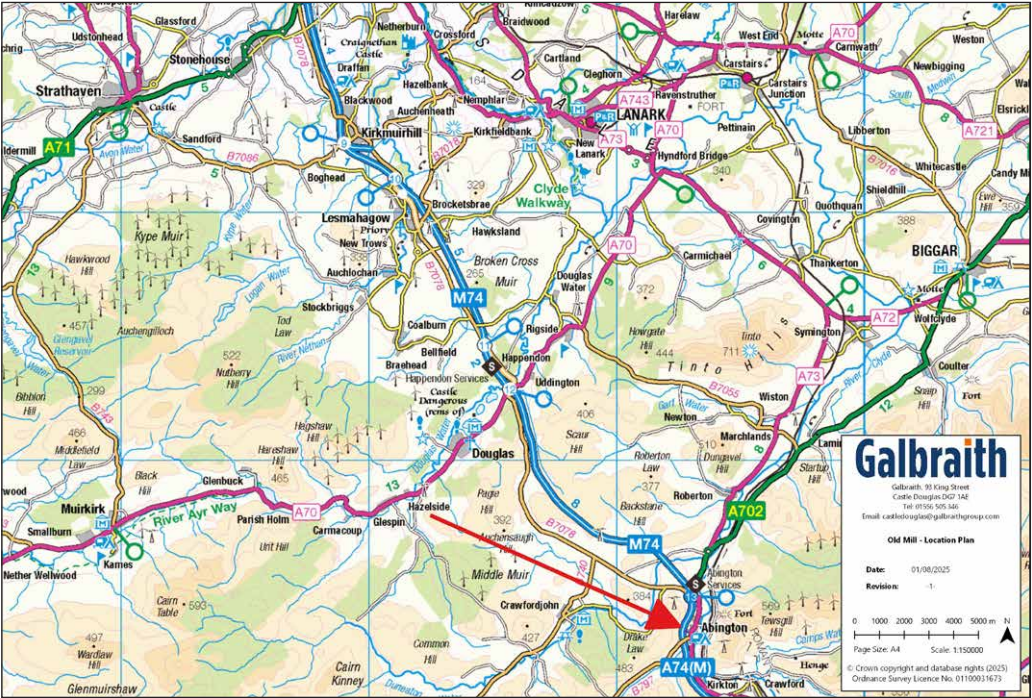
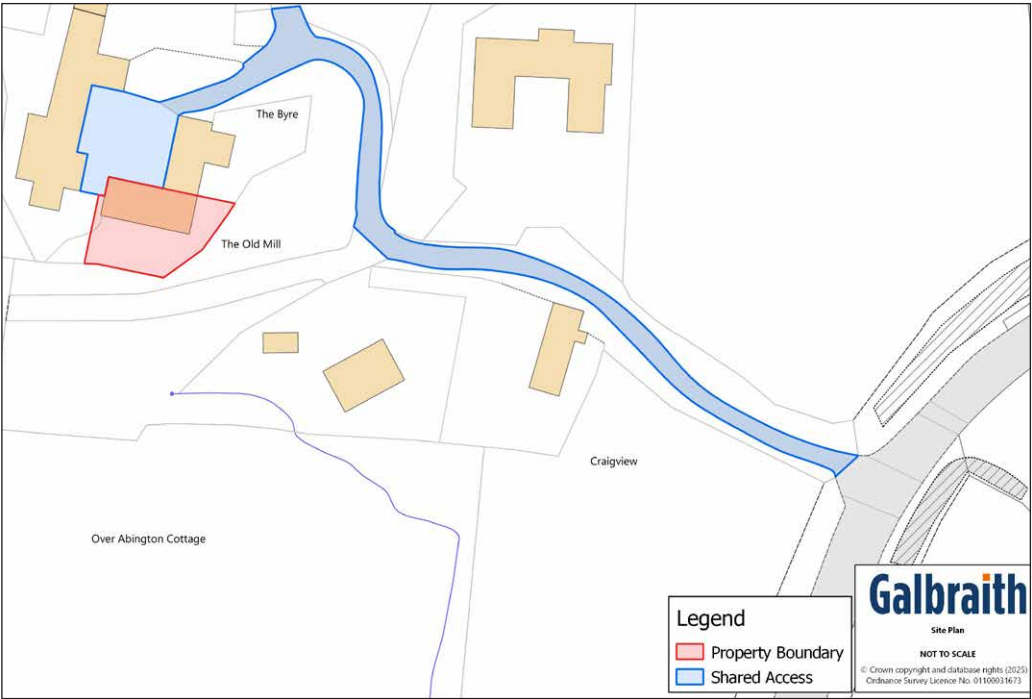


IMPORTANT NOTES

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

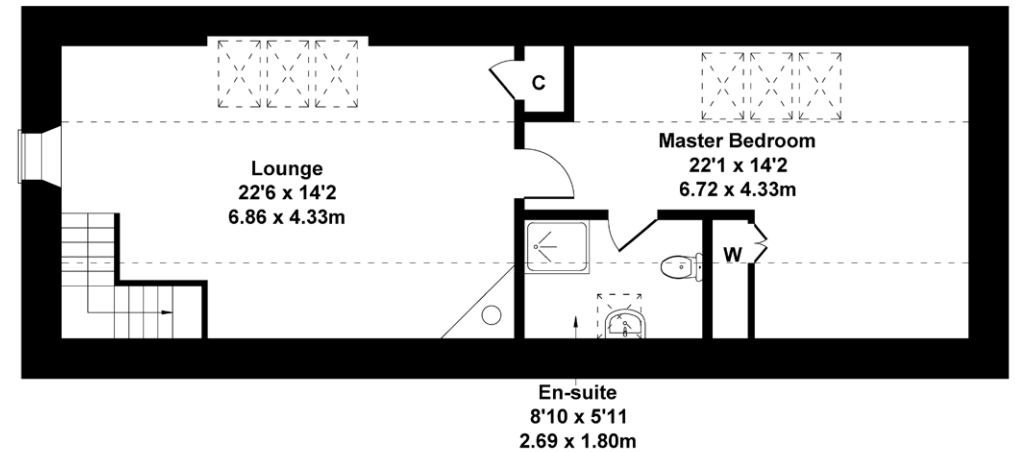
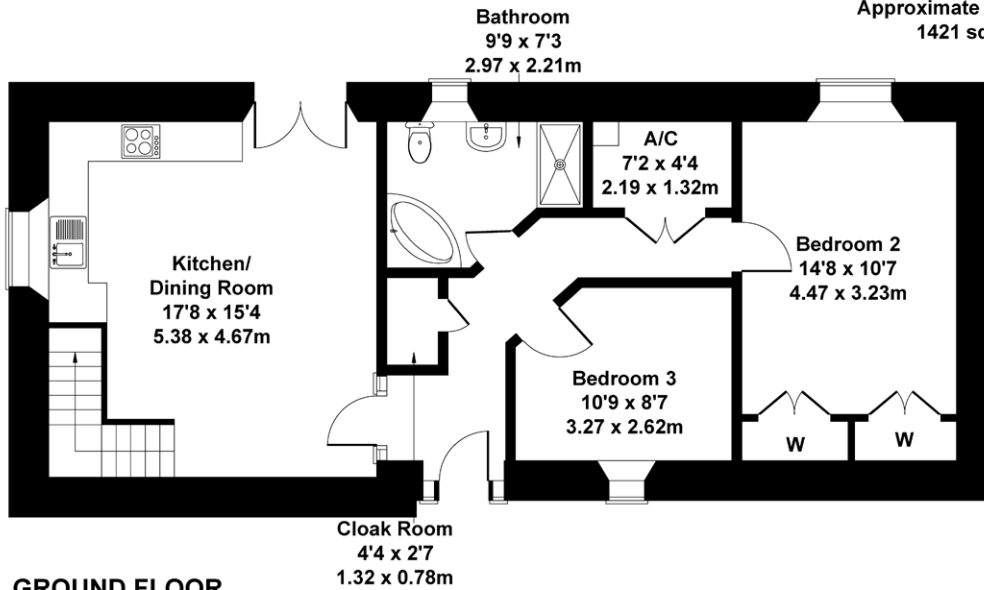






Old Mill, Over Abington

Approximate Gross Internal Area
1421 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





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