



Galbraith

GEANTREE
QUOTHQUAN, BIGGAR



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A delightful energy efficient single storey cottage in a lovely location with land and woodland.

Biggar 4.5 miles ■ Lanark 9.5 miles ■ Glasgow 36 miles ■ Edinburgh 31 miles

About 11.39 acres (4.61 hectares)

Offers Over £425,000

- 1 Reception Room. 4 Bedrooms (Master En Suite). Kitchen. Utility/Boot Room. Bathroom.
- Enclosed rear garden.
- 1.51 acres grazing land.
- 9.46 acres woodland / open grazing land.
- Solar panels.
- Wood pellet boiler



Galbraith

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 OnTheMarket



SITUATION

Geantree is situated in Quothquan, a small village in South Lanarkshire, it is about 4 miles northwest of Biggar, and about 9 miles southeast of Lanark. To the southwest is the 1,098-foot-high hill Quothquan Law, topped by the remains of a hill fort. There is a strong community spirit in the villages of Quothquan, Thankerton and Libberton. Primary schooling is available in Libberton and secondary at Biggar Academy. Biggar hosts the Biggar Little Festival where live music, theatre, comedy, history, poetry and crafts can be enjoyed. Biggar has a selection of local shops including a Co-op, cafes, restaurants and local museum whilst in Lanark there is a wider range of shops, supermarket and amenities, several parks and nature walks including Nethan Gorge, a beautiful Clyde Valley woodland reserve which is home to diverse flora and fauna like woodpeckers, otters and buzzards. A beautiful natural attraction nearby is the Tinto Hill known for its commanding views over South Lanarkshire, it has a Bronze Age cairn at the summit, and is popular with walkers, hang-gliders, paragliders, and for the annual hill race.

Quothquan is easy accessible to both Glasgow and Edinburgh, there are railway stations in Carstairs and Lanark (about 8 and 9 miles distant respectively) servicing Glasgow, Edinburgh and beyond.

DESCRIPTION

Geantree is a detached cottage built of stone under a slate roof over one floor, private gardens to the front and rear, timber stables, grazing land and open grazing/woodland. The accommodation extends to a large dining kitchen with modern units, electric Leisure Range hob, Belfast style sink and dishwasher. Adjacent is the utility/boot room with a dog shower and plumbing for a washing machine. The living room has a multi-fuel burner set in a stone hearth with wooden mantle, alcove and dual aspect windows. The master bedroom has an ensuite with electric underfloor heating. There are three further bedrooms (two with fitted wardrobes) which share the family bathroom with roll top bath, shower, w.c. and wash hand basin.

ACCOMMODATION

Ground Floor: Sitting Room, 4 Bedrooms (master en suite), Kitchen, Utility/Boot Room, Bathroom.



GARDEN (AND GROUNDS)

The mature garden wraps around the property with the majority of the lawn to the rear, which provides a private space and benefits from direct access on the adjoining land which enjoys a variety of visiting wildlife including deer, hare and squirrels. The garden includes lawn, patio, borders, mature trees including fruit trees, berry bushes and rhubarb and there is ample car parking/turning space.

Stables (About 4.75m x 9.6m)

There are three loose boxes within a timber framed shed, with Yorkshire boarding and under box profile sheeting.

Land

The land is classified as a combination of Grades 4.1 and 6.2 by The James Hutton Institute and is within the Scottish Governments Less Favoured Areas. The land lies between 240-260m above sea level and part of the woodland is classified as Ancient Woodland. There is 1.51 acres of grazing and 9.46 acres of woodland and open grazing.

NOTE

There is a restrictive covenant on the garden and paddock (not the woodland) preventing development and business use. The sellers have applied to have this burden removed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private – Septic tank	Freehold	Wood pellet	Band C	D58	FTTP*	Yes

*Fibre To The Premises is available

SOLAR PANELS

There are 16 solar panels generating an annual income of around £560 from the FIT.

ACCESS

There is a servitude right of access marked A - B on the site plan.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no evidence of flooding according to SEPA floodmaps.

DIRECTIONS

From Lanark head south on Hyndford Road and join the A73 towards Thankerton. Turn onto Station Road at Thankerton and follow the road through the village onto Shieldhill Road. Geantree is on the right hand side after about 1.35 miles.

POST CODE

ML12 6ND

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/tree.instructs.fruity> (to the driveway of the property)

SOLICITORS

Dales Solicitors LLP, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP

LOCAL AUTHORITY

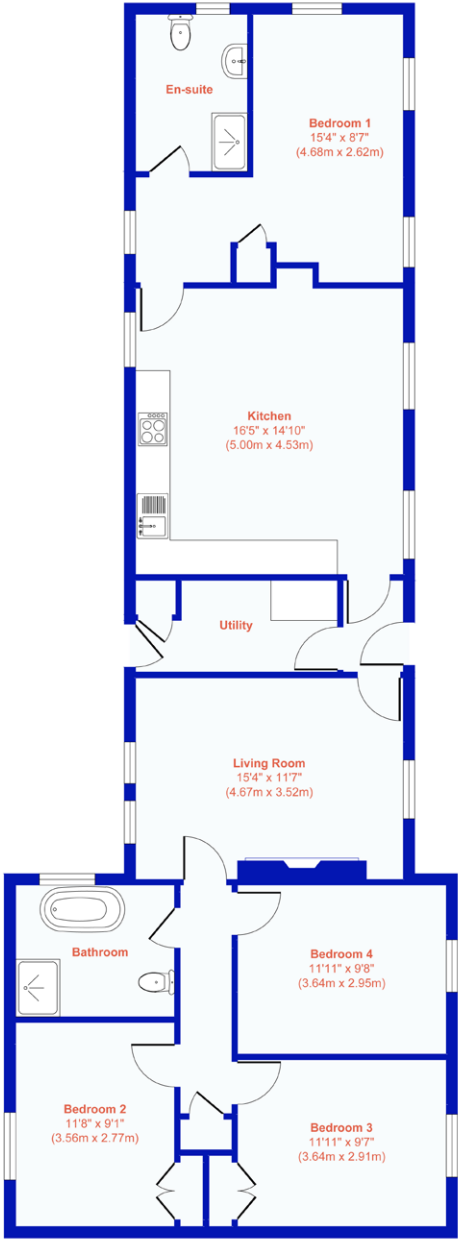
South Lanarkshire Council, Almada Street, Hamilton, South Lanarkshire, ML3 0AA







Geantree, Quothquan, Biggar, ML12 6ND



Floor Plan

Approx. Gross Internal Floor Area 1245 sq. ft / 115.74 sq. m
Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property

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

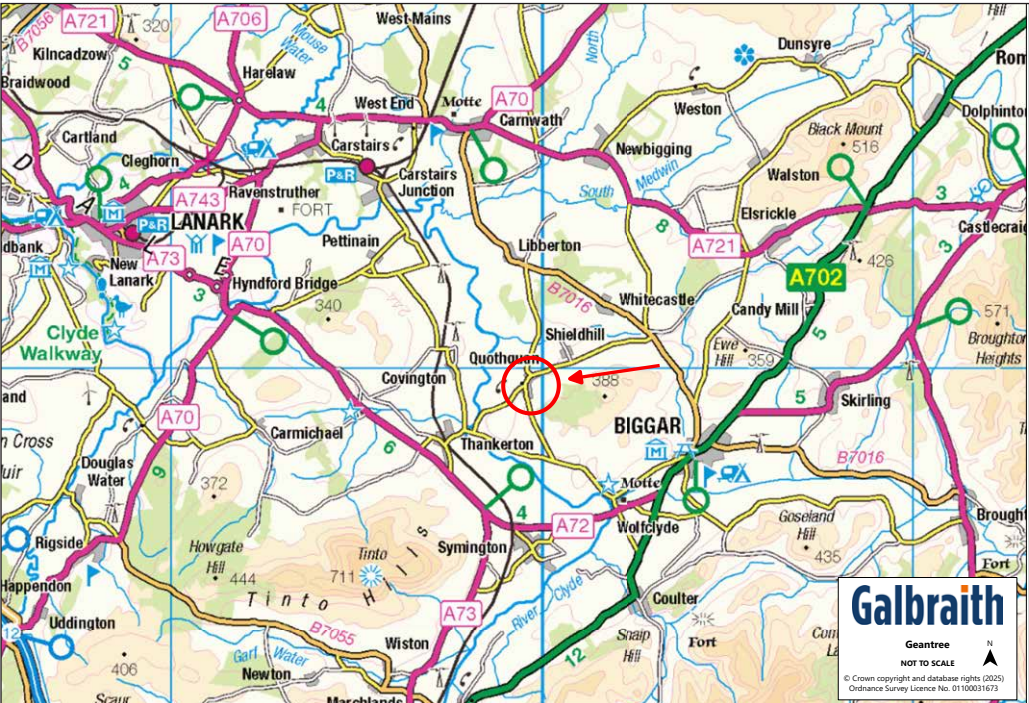
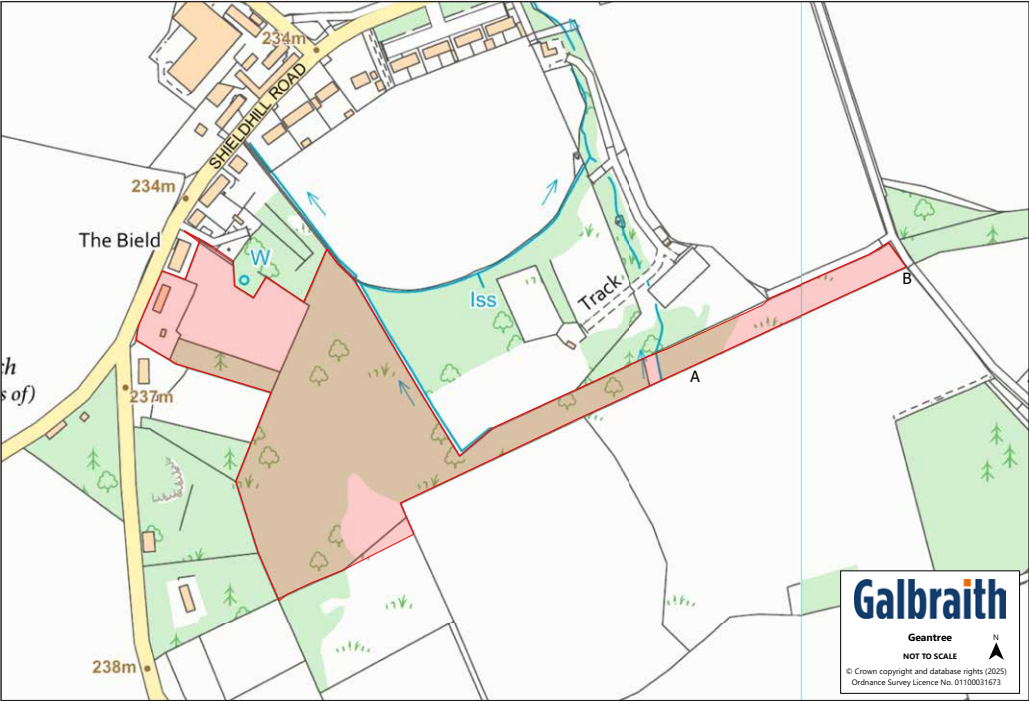
Failure to provide required identification may result in an offer not being considered.

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.





Galbraith



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