



Galbraith

KERSEWELL MAINS COTTAGE

CARNWATH, LANARK, SOUTH LANARKSHIRE



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Modernised cottage with equestrian facilities.

Carnwath 2 miles ■ Lanark 9 miles ■ Edinburgh 24 miles

About 3.39 acres (1.37 hectares)

- 2 reception rooms, 2 bedrooms.
- Useful equestrian unit or small holding.
- Comfortably commutable to Edinburgh and Glasgow.
- Excellent cottage.
- Garden and off street parking.
- Stable block with loose boxes, tack room and spacious storage.
- Various useful outbuildings including a garage and poly tunnel.
- About 3 acres of grazing laid out in 4 paddocks.

Galbraith

Scottish Borders

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A member of
OnTheMarket



SITUATION

Kersewell Mains Cottage sits in a rural location 2 miles north east of Carnwath. The property is just off the A70 which leads direct to Edinburgh. The property lies in an attractive farming area.

In Carnwath there is a primary school and good local shopping, together with a golf course. There are excellent secondary schools and supermarkets in both Biggar and Lanark – both are about 9 miles away. Lanark has a railway station, and some mainline services can also be joined at Carstairs Junction. The cities of Edinburgh and Glasgow are also in reach with major shopping centres, communications and international airports.

DESCRIPTION

Kersewell Mains Cottage is a comprehensive equestrian property that has undergone an extensive modernisation project in recent years.

The detached cottage has been improved, extended and altered to provide a home meeting modern living standard. The project included fully insulating the whole house and replacing the windows with triple or double glazing. The layout has been reconfigured to provide a well thought out first floor with stylish bathroom. Downstairs a utility room off the new kitchen has been created. An excellent and versatile garden room extension has been added to the back of the house.

The house is surrounded by a garden that includes an outside seating area, grassed areas and ample parking.

The timber stable block has also undergone a modernisation project that included re-roofing and installing drainage. The stable block includes four decent loose boxes and a tack room. Included in the range are substantial storage rooms with power and a WC/shower room and offers scope to create additional accommodation with the appropriate permissions.

There are various other versatile outbuildings including a poly tunnel, double garage and storage sheds.

The land is divided into two larger and two smaller paddocks. The fences have been improved and the land has been carefully managed for equestrian use.



ACCOMMODATION

Ground Floor:

Sitting room, kitchen, garden room, utility room, shower room.

First Floor:

Bedroom 1 with bathroom, bedroom 2.

DIRECTIONS

At the mini roundabout on the north east side of Carnwath take the A70 signposted to Edinburgh. Kersewell Mains Cottage is on the left about 2 miles from the roundabout. There are iron gates at the entrance to the property

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Main	Main	Private	Oil fired CH	Band D	D

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: nurtures.petrified.panels

POST CODE

ML11 8LG

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

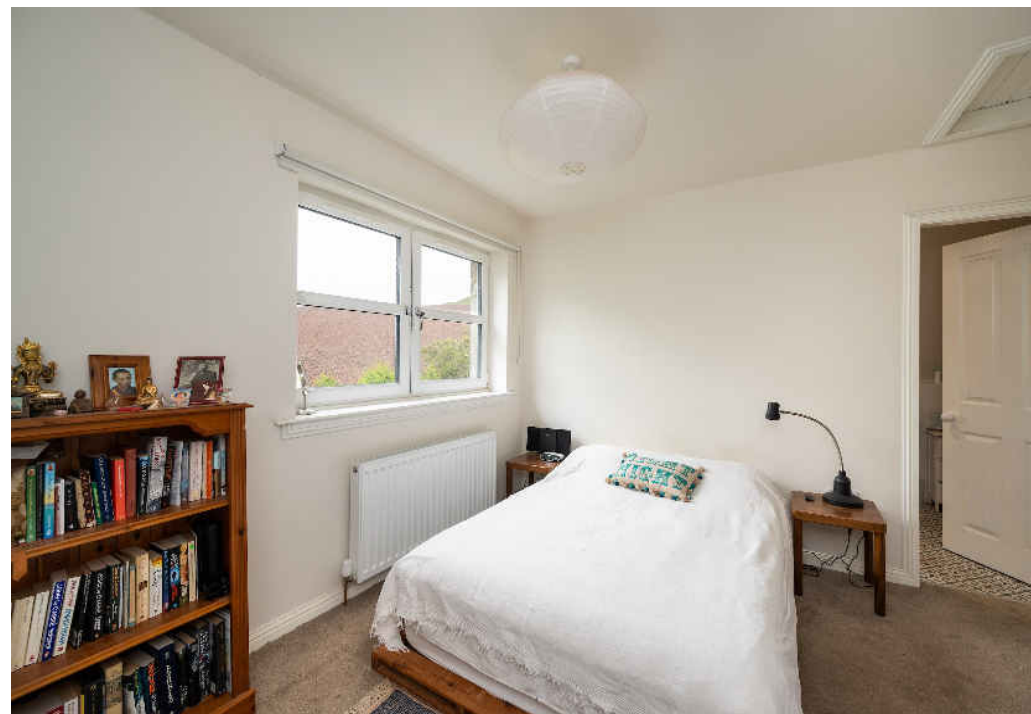
2017 ANTI MONEY LAUNDERING REGULATIONS

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

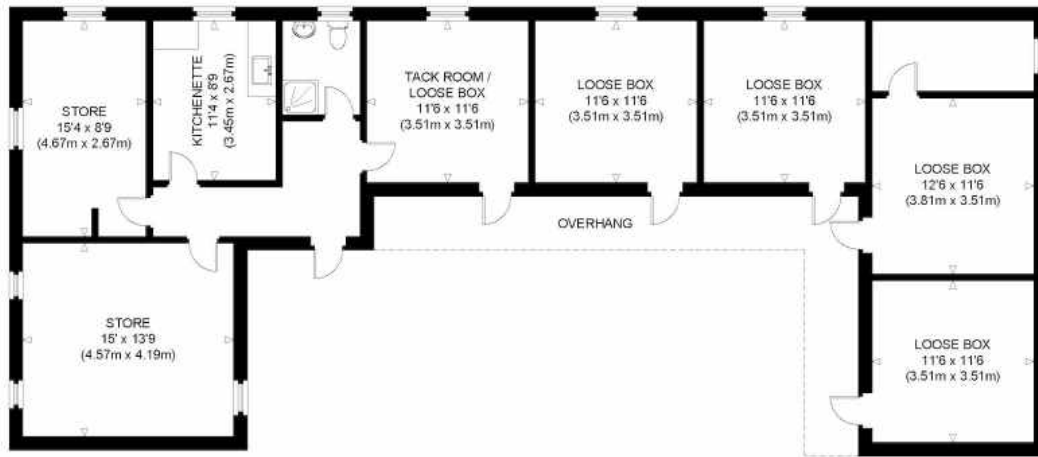
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

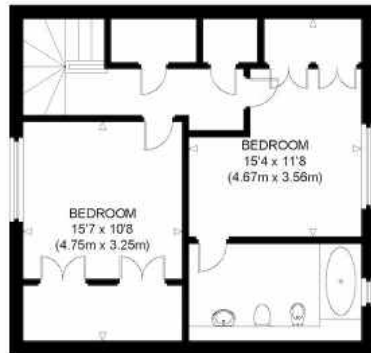
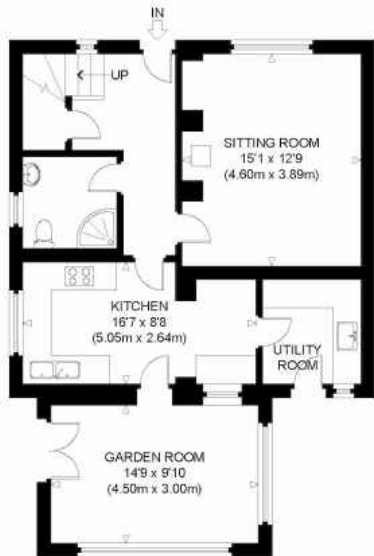
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances 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 June 2023.



STABLE BLOCK



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1347 SQ FT / 125.1 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 552 SQ FT / 51.3 SQ M



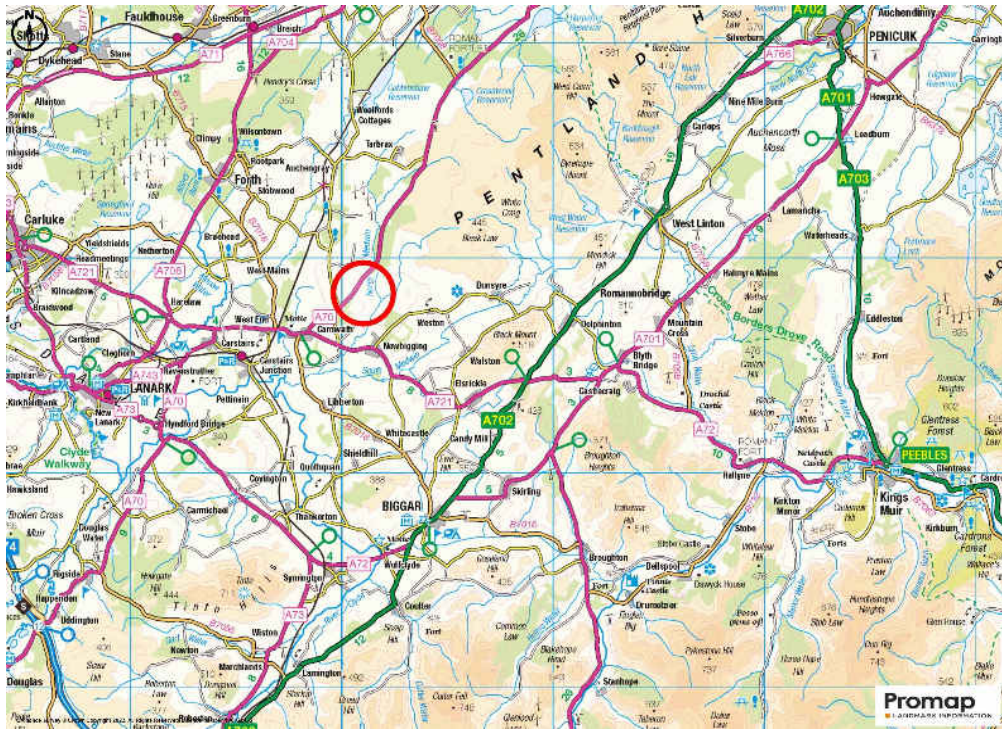
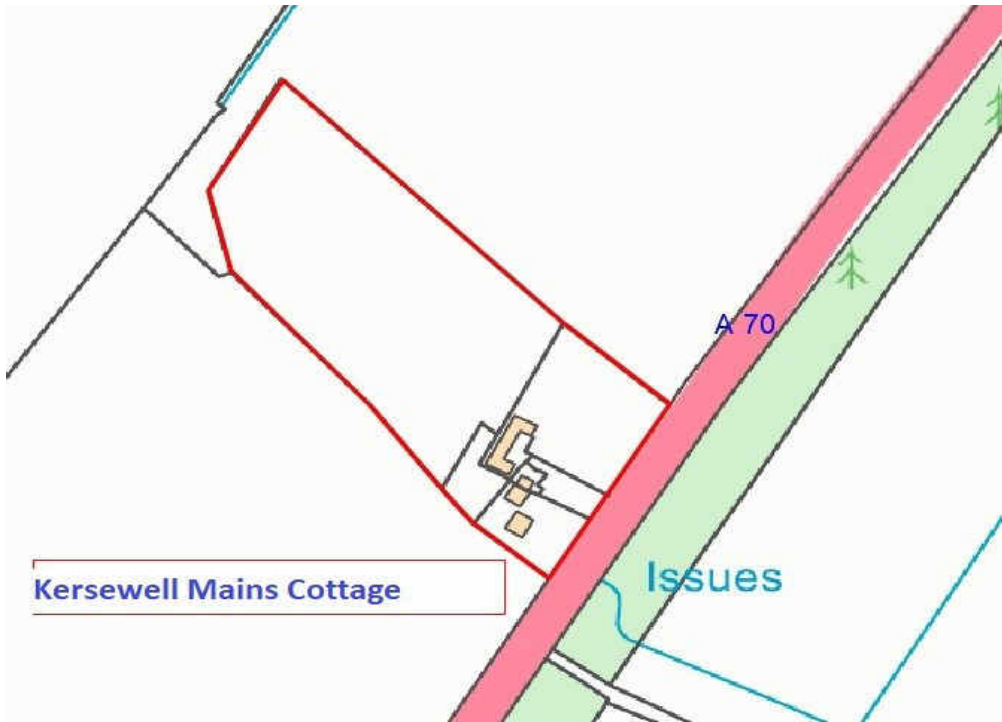
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 733 SQ FT / 68.1 SQ M

KERSEWELL MAINS COTTAGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1285 SQ FT / 119.4 SQ M
EXTERNAL STABLE BLOCK AREA 1347 SQ FT / 125.1 SQ M
TOTAL COMBINED FLOOR AREA 2632 SQ FT / 244.5 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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