Libberton (Near Biggar)
22 Libberton Mains, Libberton (Near Biggar), ML11 8FG
Travel Directions
On leaving Carnwath via Biggar Road continue until entering Libberton and take your first left into development.

Offices:
55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com
97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.
Libberton Mains in the village of Libberton, near Biggar is positioned well for individuals who are looking for rural countryside living yet offers easy access to both Glasgow and Edinburgh. Other local Towns of Lanark and the village of Carnwath also offer a selection of amenities. The property also provides access to the newly built Libberton Primary School and well respected Biggar High School.

Independent Estates are delighted to welcome to the market this deceptively spacious family home offering versatile accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glazed side panel giving access to spacious entrance hallway with solid wood flooring leading to all lower accommodation including lounge, dining/kitchen, study/bedroom four with walk in storage room, cloakroom w/c, staircase and fitted storage. Rear facing lounge with fitted carpet overlooks rear garden and open countryside beyond via French doors. Front facing formal dining area with solid wood flooring leading into modern fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, tiled flooring, integrated appliances, fitted storage cupboard and rear facing fully glazed upvc door. Front facing study/bedroom four with fitted carpet and storage cupboard. Cloakroom w/c comprising low flush w/c, wash hand basin, partially tiled walls and lino flooring.

Rear facing carpeted upper landing leading to three bedrooms and family bathroom. Master bedroom is front facing with fitted wardrobes and carpet. Master en-suite comprising three piece suite including low flush w/c, wash hand basin, shower cubicle, partially tiled walls, tiled flooring and heated towel rail. Bedroom two is again front facing with fitted wardrobes and carpet. Bedroom three is rear facing with fitted carpet. Rear facing family bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath) and partially tiled walls and lino flooring.

The property benefits from full double glazing and modern efficient wet electric central heating. Front and side gardens have been hard landscaped to provide ease of maintenance with variety of decorative planting enclosed via timber fencing. The side garden further benefits from large timber storage shed. Private rear garden is mainly laid to lawn with paved patio area and raised decorative flowerbeds. The rear garden provides stunning views across open countryside. Private courtyard parking.

EXTRAS - All floor coverings, light fittings, window blinds and garden shed. EPC-D

Offers Over £170,000