



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 1 DAERSIDE, ELVANFOOT, BIGGAR, ML12 6TJ

A rare opportunity to purchase a 3 bedroom semi-detached rural property just over 6 miles from the peaceful rural hamlet of Elvanfoot. The property has been newly refurbished internally and is just waiting for a buyer to perfect the finishing touches. Adjacent to the property is the benefit of a large outbuilding.

- UTILITY ROOM
- KITCHEN
- LIVINGROOM
- 3 BEDROOMS
- WET ROOM
- HOME REPORT AVAILABLE.

VIEWING:- Contact selling agents on 01848 330251 for an appointment to view.

EPC Ref = D

OFFERS OVER £135,000

Entering from the private road through a wooden gate up a paved path to the side door. Up one step through a UPVC door into:-

**UTILITY ROOM 1.784M X 3.640M.**

Laminate Flooring. Various cupboards. Front facing double glazed window. Single Central Heating Radiator (CHR). Box which contains electricity meter. Power points.

Through a wooden door into:-

**KITCHEN 2.712M X 4.910.**

Laminate flooring. Floor and eye level cupboard units. Stainless steel sink unit with mixer tap. Baxi combi boiler. Lamona oven and Lamona Hob with extractor fan. Indesit washing machine. Single CHR. Side facing double glazed window. Ceiling Light. Hatch into the attic. Power points.

Moving through into:-

**LIVING ROOM 4.902M X 4.541M.**

Double CHR. Single CHR. Fitted shelf unit. Wooden door with glass panel from kitchen to the living room. Further wooden door with glass panel through to the rest of the property. Side facing double glazed window. Various rear facing double glazed windows. Ceiling light. Smoke alarm. Power points.



Moving through the wooden door with glass panel into:-

**HALL 1.652M X 4.066M.**

Door leading outside (no longer operational). Single CHR. Ceiling lights. Smoke alarms. Power points. Storage Cupboards.

Straight ahead to:-

**BEDROOM 1 4.293M X 3.367M.**

Single CHR. Rear facing double glazed windows. Ceiling light. Various power points. Walk in storage cupboard.

Moving back into Hall and to the right is:-

**BEDROOM 2 2.713M X 3.801M.**

Ceiling light. Single CHR. Rear facing double glazed window. Walk in storage cupboard. Power points.

**WETROOM 1.897M X 2.429M.**

Wetroom flooring. Respatex Walls, T80 Triton electric shower. Porcelain wash hand basin and WC. Front facing double glazed frosted window. Extractor fan. Single CHR.



### BEDROOM 3

**3.348M X 3.256M.**

Walk in storage cupboard. Ceiling light. Single CHR. Rear facing double glazed window. Power points.

Outside is mainly grass with various shrubbery. Large outbuilding adjacent to the property.

### FURTHER INFORMATION

Elvanfoot is the closest small village to the property situated on the banks of the River Clyde in the southern part of Lanarkshire, Scotland. Elvanfoot is around 10 miles southwest from Biggar and approximately 40 miles southeast of Glasgow.

Elvanfoot benefits from a primary school, a church, and a local pub.

The nearby Lowther Hills provide ample opportunities for hiking, cycling and the river Clyde provides fishing opportunities in the beautiful Scottish countryside. The property is less than a mile from the popular Southern Upland Way that links Portpatrick in the west and Cockburn path in the east. Nearby Daer Reservoir was opened by the late Queen in 1956.

Despite the property's rural location, the M74 is around a 30-minute drive away and provides access to major cities such as Glasgow and Edinburgh by road which provide a more extensive range of amenities and entertainment options.

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Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances, any alarm systems or build in kitchen appliances. These items must be accepted by the purchaser in their present condition.

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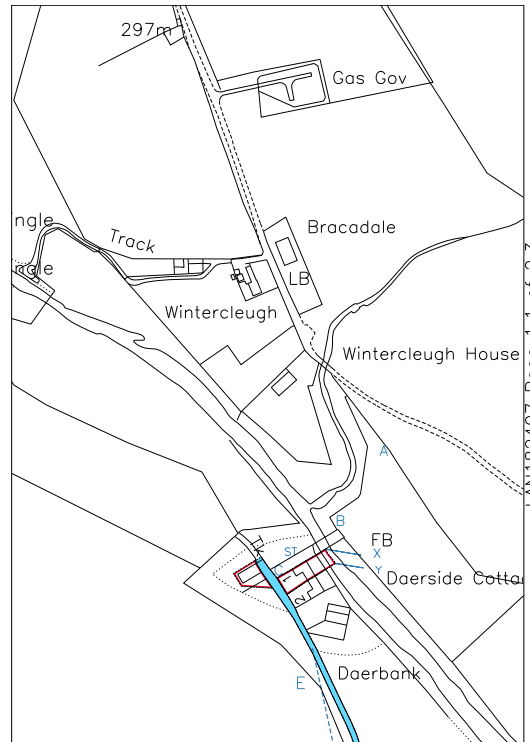
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