



The Manse, 2 Lanark Road, Kirkmuirhill, Lanark, ML11 9RB

Property

Bright and spacious four-bedroom Manse located in the peaceful village of Kirkmuirhill.

The village is surrounded by Scottish countryside and is only minutes from the Clyde Valley tourist route. Easy access is available throughout west and central Scotland and Edinburgh.

With three public rooms including a wonderful lounge with bay window, the property presents the perfect family home with space to include an office/nursery.

With many original features including period cornicework, the property offers a wonderful space for the right buyer.

The property boasts excellent storage space including an under-stair cupboard and large utility room and benefits from having a bathroom on the ground floor.

On the first floor is four double bedrooms with the master having an en-suite, and a family bathroom.

The property features double glazing throughout and heating is via an oil-fired boiler located in the garage.

Externally, the Manse is adjacent to the local church and has good-sized garden grounds to the front, side and rear. A new access to the manse from Carlisle Road is under construction (previously access was through the church grounds). There is also an attached double garage to the rear.

Gross Internal Floor Area: 258 sqm



Local Area

Kirkmuirhill is a semi-rural village offering great shopping and recreational facilities, and a wonderful village atmosphere, surrounded by stunning countryside views and walks.

There are a wider range of facilities available in the historic Royal Burgh of Lanark or alternatively, Hamilton which are both a short drive away. The M74 Motorway is close by making this an ideal base for commuters to Glasgow and all other major towns and cities within the Central Belt.





Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

Kirkmuirhill Parish Church (Church of Scotland) -Scottish Charity No SC014451

