



Delightful traditional steading conversion

In excellent decorative order

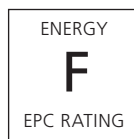
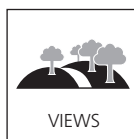


Culter Place

Coulter, Biggar, ML12 6PZ



Scan Here!





Coulter lies just outside Biggar which is a thriving country town with a wide variety of general and speciality shops. It has a Golf Course, Boating Pond and Tennis Courts, along with well-patronised Bowling and Rugby clubs. Whatever your interest there are various clubs and associations ranging from Bridge to Theatre Workshop, Music to Rambling, as well as various museums run by Biggar Museum Trust. For education, there is a thriving and popular toddler group, Nursery, Primary School and a new High School, completed 2009.

For the outdoor enthusiast there is no shortage of activities in the area, with golf courses at Biggar, Carnwath, West Linton and Cardrona and hillwalking in the Pentland Hills, the Broughton Heights and Western Tinto. The nearby Meldon Hills and Cloich

Forrest are particularly popular with mountain bikers and the Tweed cycleway starts at Biggar. Trout fishing is available on the Upper Clyde and several nearby lochs and reservoirs, with salmon fishing on the Upper River Tweed. Shooting is available to let on nearby estates. New Lanark, a beautifully restored 18th century cotton mill is a World Heritage Site and only a few miles away.

There is a regular bus service to Lanark, Edinburgh and Peebles. There is also a railway station at Lanark with regular trains to Glasgow and also 9 miles distant at Carstairs Junction where there is a main line rail link to Edinburgh.

By road Edinburgh is approximately 28 miles from Biggar and Glasgow is approximately 40 miles.





CULTER PLACE

Culter Place is a delightful steading conversion located within the small village of Coulter just outside Biggar.

Internally the spacious accommodation covering two levels has recently been upgraded and is in excellent decorative order. Briefly the accommodation comprises at ground floor level, entrance porch, hall, large lounge/dining room with feature stone wall, open fireplace and spiral staircase which provides access to the upper level, fully fitted kitchen with AGA and stable door providing access to rear, utility room, dining room/bedroom with French doors providing access to garden, additional double bedroom with built-in wardrobes

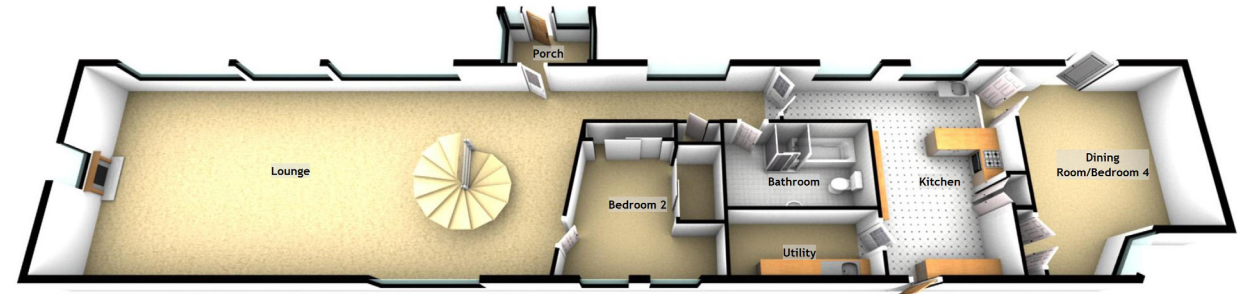
and door to rear and family bathroom with separate shower cubicle. At first floor level, there are two further bedrooms and bathroom.

Externally there is a sweeping driveway providing off-street parking for a number of cars and this in turn leads to a carport and adjacent to this there are stone built out buildings. There are garden grounds to front and rear of the property with a large main area of garden ground being generally laid to lawn and benefitting from a feature Dooocot. The property benefits from LPG gas heating. An early viewing inspection is recommended.





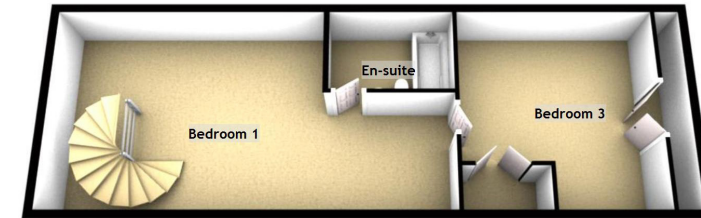
BEDROOMS & BATHROOMS



First Floor

Approximate Dimensions
(Taken from the widest point)

Lounge	18.31m (60'1") x 5.97m (19'7")
Kitchen	5.98m (19'7") x 5.50m (18'1")
Dining Room	4.57m (15') x 4.28m (14'1")
Bedroom	9.19m (30'2") x 4.67m (15'4")
En-suite	2.90m (9'6") x 1.90m (6'3")
Bed 2	4.16m (13'8") x 3.90m (12'10")
Dressing Room	5.18m (17') x 4.60m (15'1")
Bathroom	3.70m (12'2") x 2.20m (7'3")
Utility	3.14m (10'4") x 1.55m (5'1")
Porch	2.30m (7'7") x 1.50m (4'11")



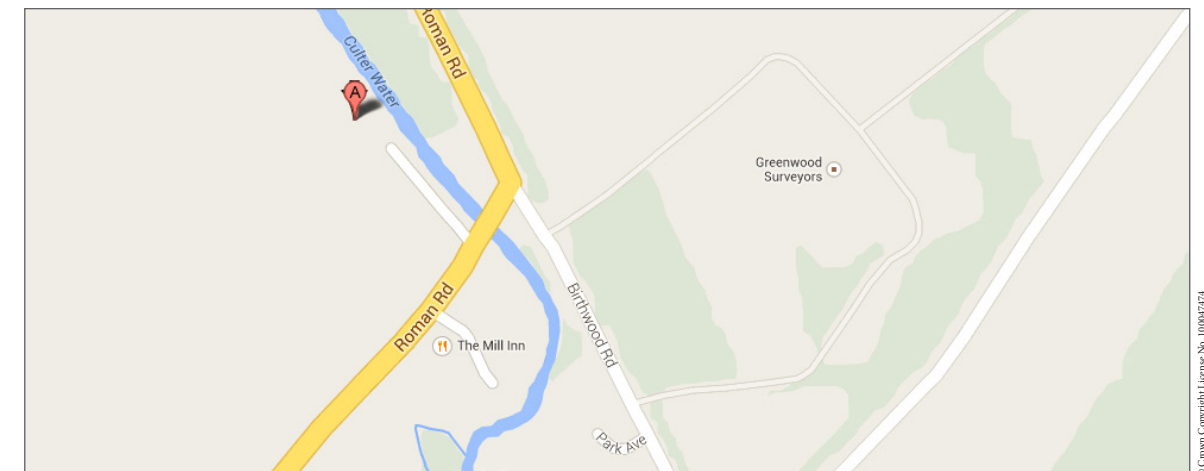
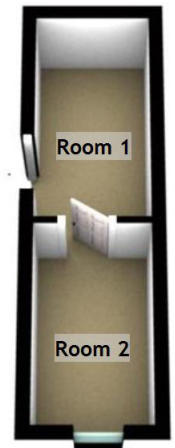
Outhouse Building

Outhouse Building

Room 1	3.03m (9'11") x 1.62m (5'4")
Room 2	2.77m (9'1") x 1.62m (5'4")

Extras
(Included in the sale)

All fitted carpets and floor coverings, curtains, AGA electric cooker.





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Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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