AB Properties

1 Clyde Court

Thankerton, Biggar, ML12 6NU

Offers over £500,000

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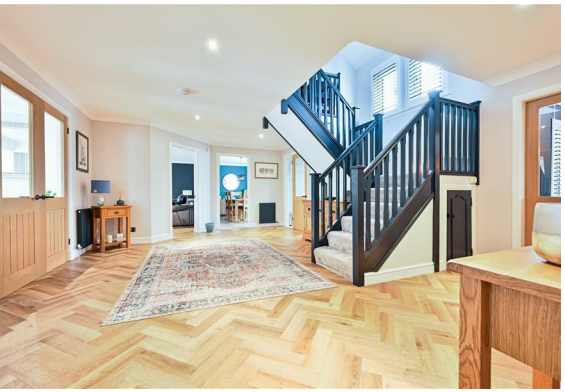
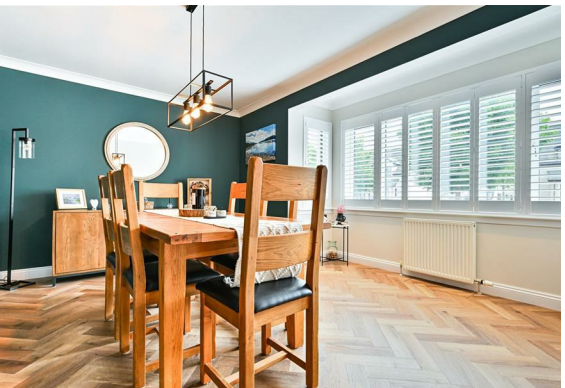




Set within an exclusive courtyard development of just four homes in the sought-after village of Thankerton, this impressive detached family home offers generous and versatile accommodation extending to approximately 2,773 sq. ft., complemented by a double garage and beautiful countryside views.

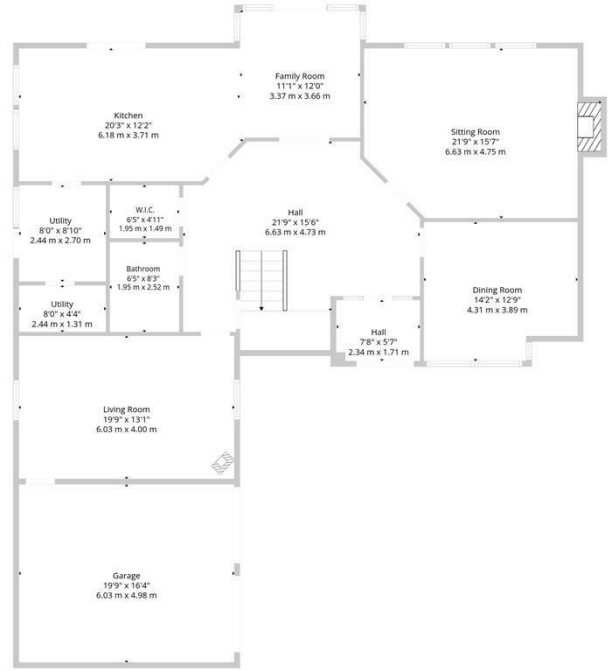
The current owners have thoughtfully upgraded the house throughout to include new flooring and carpets, new windows and doors, new kitchen and utility room with Quartz/Silestone worktops and Neff appliances, two wood-burners, oak doors throughout, a new luxury en-suite from an award-winning bathroom design company and a walk-in closet with fitted wardrobes.

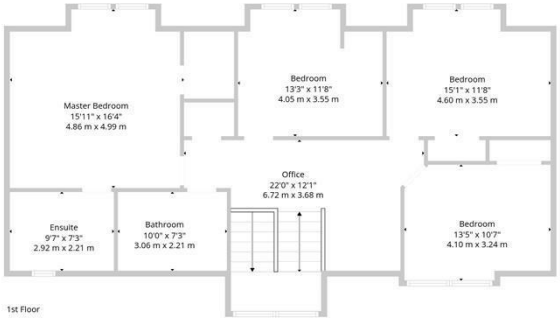
The welcoming reception hall leads to a spacious sitting room featuring a wood-burning stove, while a separate living room provides further comfortable family space. The heart of the home is the stylish contemporary kitchen, fitted with an excellent range of dark cabinetry, integrated appliances and a central island, opening into a bright family room. A separate dining room provides flexibility for entertaining or could be used as an additional bedroom or home office. The ground floor is completed by a walk in closet, utility room and shower room.

Upstairs, the property provides four well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite shower room, together with a further family bathroom and a versatile office/study area.

Additionally the property benefits from new double glazing, an air-source heat pump, and an EV charging point. These cutting-edge features combine to deliver outstanding environmental credentials and exceptionally low running costs..

Externally, the property enjoys a substantial enclosed south-facing garden with attractive lawned areas, established planting and excellent views towards Tinto Hill and the surrounding countryside. A double garage provides substantial storage and parking, with additional driveway parking available.





TOTAL: 2773 sq. ft, 257 m2
Ground floor: 1597 sq. ft, 148 m2, 1st floor: 1176 sq. ft, 109 m2
EXCLUDED AREAS: GARAGE: 323 sq. ft, 30 m2, UTILITY: 108 sq. ft, 10 m2, FIREPLACE: 10 sq. ft, 1 m2,
WALLS: 202 sq. ft, 19 m2

Illustration For Identification Purposes Only - Measurements Are Approximate

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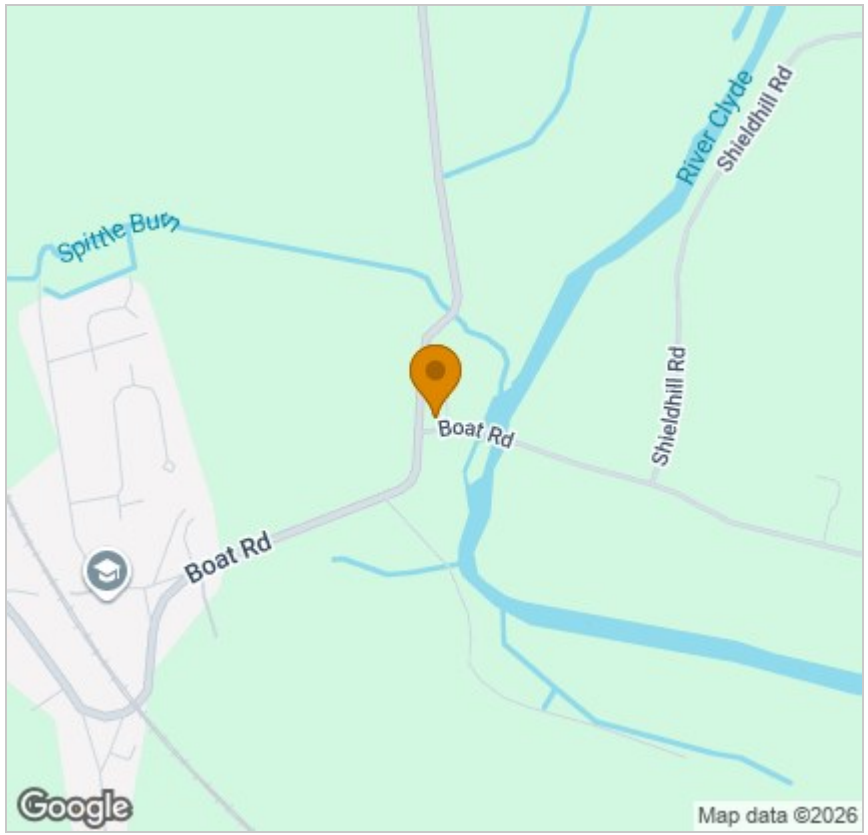
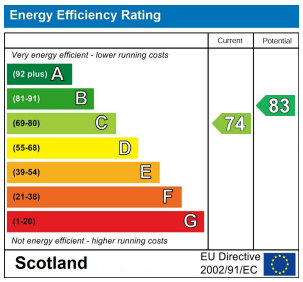
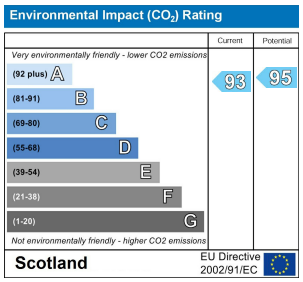


Energy Efficiency Graph





Viewing

Please contact our AB Properties Office on 01555 660077
if you wish to arrange a viewing appointment for this property or require further information.

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