



MILTON VIEW, WAYGATESHAW
CARLUKE, SOUTH LANARKSHIRE

Galbraith



MILTON VIEW, WAYGATESHAW, CARLUKE, SOUTH LANARKSHIRE

Detached stone villa in rural setting with outstanding views
over the Clyde Valley

Carluk 2.3 miles ■ Glasgow 22.2 miles ■ Edinburgh 37.5 miles

- 3 reception rooms. 4 bedrooms
- Flexible accommodation throughout
- Stunning views towards the south
- Spacious and mature garden
- Large block of grazing ground and amenity woodland
- Useful outbuildings including workshop, garage and woodshed

About 6.43 Ha (15.90 Acres) in total
For Sale as a Whole or in 2 Lots

Galbraith

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 OnTheMarket





SITUATION

Milton View is situated in a peaceful rural position offering ample lifestyle opportunities for those looking to explore country pursuits such as hobby farming or horse riding. There is also the chance to generate an income from home with myriad opportunities to run a business from the property. The town of Carluke is just over 2 miles away and offers an excellent range of local amenities. Carluke Station is a five-minute drive and connects directly to Glasgow and Edinburgh. The city centre of Glasgow (about 22 miles) offers the full range of amenities including shopping, leisure, and business facilities. Edinburgh (Scotland's capital) is just under an hour's drive. The M74 is a 15-minute drive away, connecting to the Borders and Carlisle to the south and Glasgow to the north.

Sitting in the central belt of Scotland, the local area offers an enormous range of cultural and leisure opportunities. There are some excellent golf courses in the area including a nearby course at Carluke as well as Lanark and Strathaven Golf Clubs in close proximity to each other, and the world-famous courses at Loch Lomond, East Lothian and Gleneagles are easily accessible. There are ample walking and hiking opportunities with start of the Southern Uplands a 30-minute drive to the south, and the Trossachs just over an hour away to the north.





DESCRIPTION

House

Milton View is a traditional stone-built house partially covered by a white render set under a pitched slate roof. The house is secluded and accessed via a private drive. The property is in need of some cosmetic upgrading, but provides well-proportioned accommodation with plenty of potential on two levels, comprising:

Ground Floor: Entrance porch, kitchen, dining room and TV snug, sitting room, master bedroom, and south-facing sun room.

First Floor: Two double bedrooms, shower room, single bedroom and box room.

The layout is shown in more detail in the floor plans contained within these particulars.

Garden

The house sits within a large garden which is laid mostly to lawn with mature trees and shrubs, with a stream running through it. The garden is enclosed by a beech hedge, and a stone wall and timber fencing separates Milton View from the neighbouring property. The garden also benefits from a large paved Monoblock yard, with plenty room for three cars to the rear of the property, and a bright patio. The Garden including the ground upon which the house sits measures to approximately 0.16 Ha (0.40 Acres)





Outbuildings

There are three outbuildings: a garage and a workshop, both concrete block construction under a flat profile metal roof, and a separate woodshed and store next door. The workshop is purpose-built, offering a large area to work on hobbies with an augmented electricity supply for heavy machinery. Combined, the outbuildings also present the potential for a granny flat.

Land

The land, classified as Grade 3.2 and 4.2 by the James Hutton Institute, extends to approximately 6.27 Ha (15.50 Acres) and is split into 3 large fields and 1 smaller field with some area of amenity woodland all enclosed with a water supply for grazing animals and well maintained post and wire fencing. There is a cattle shed in the large bottom field which in need of some repair. All fields are accessed using a single track road off the main road, wide enough for vehicular access for any necessary maintenance.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil	Band E	F36	CTTP	YES

Lot 1 - The house, garden, and outbuildings measuring to approximately 0.16 Ha (0.40 Acres)

Lot 2 - The 4 fields and amenity woodland measuring to approximately 6.27 Ha (15.50 Acres)

Reference sale plan or contact the selling agent for more detail

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

A neighbouring landowner has a servitude right of access over the farm track and a small area of land marked on the sale plan.

DIRECTIONS

Head to Station Road in Carluke (off Kirkton Street/A73) and drive down through the railway bridge. Follow road to T junction and turn right then immediately left at the fork in the road. After a minute or so there is a sharp left-hand bend with chevron signs then a road heading down into the valley immediately on the right. Turn down here and Milton View is the first house on the right.

POST CODE

ML8 5PX

WHAT3WORDS

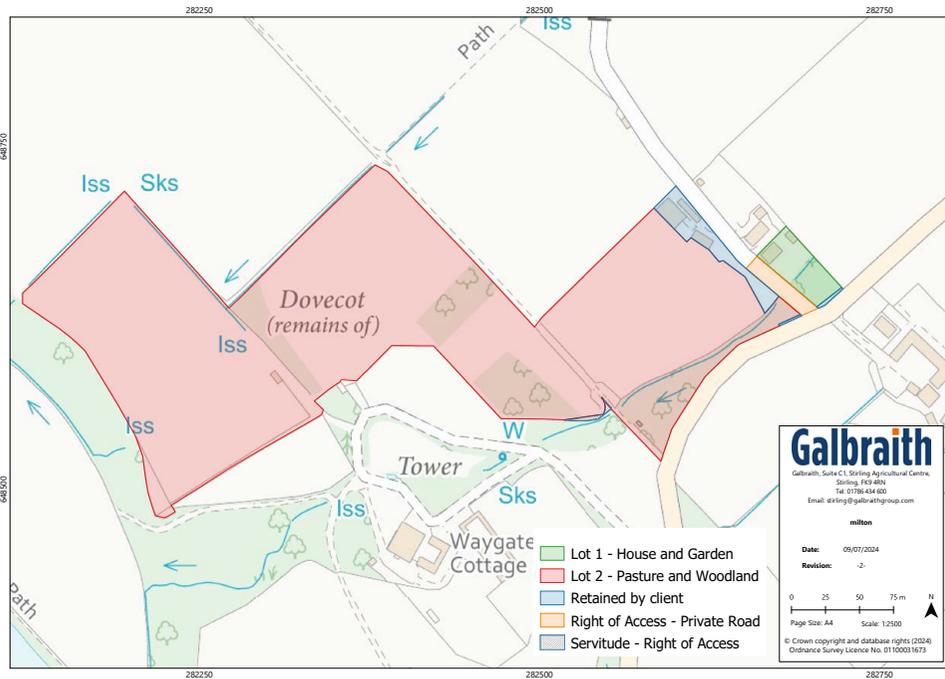
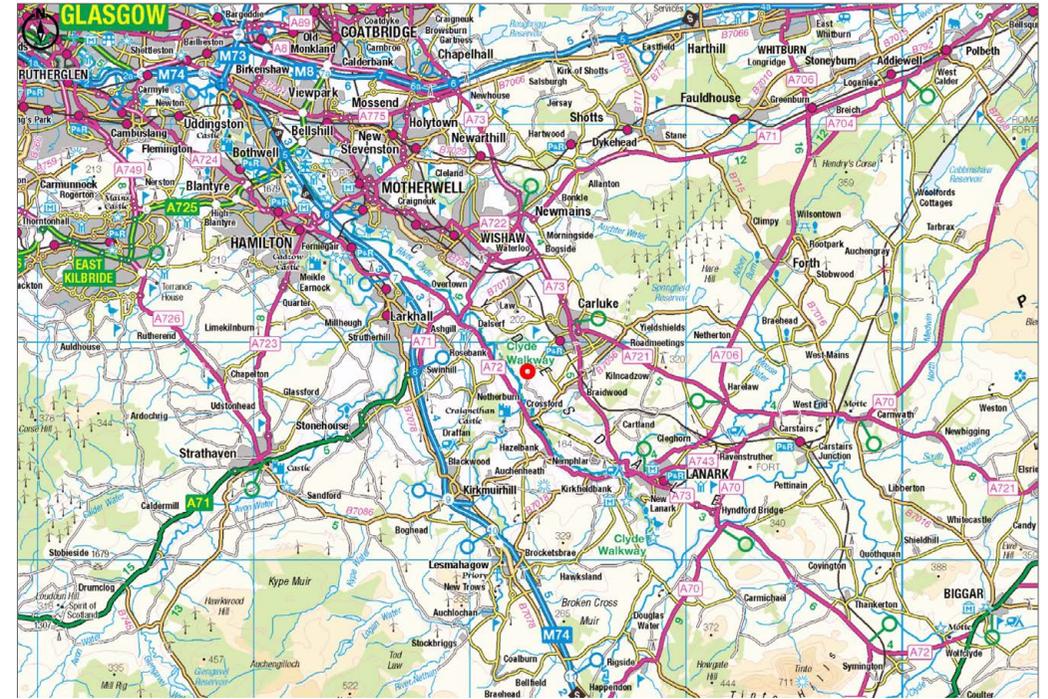
To find this property location to within 3 metres, download What3Words and enter the words stopwatch.crass.nags or click on this link: <https://what3words.com/stopwatch.crass.nags>

SOLICITORS

Leona Murphy - Morison & Smith, 39 High Street, Carluke, ML8 4AL







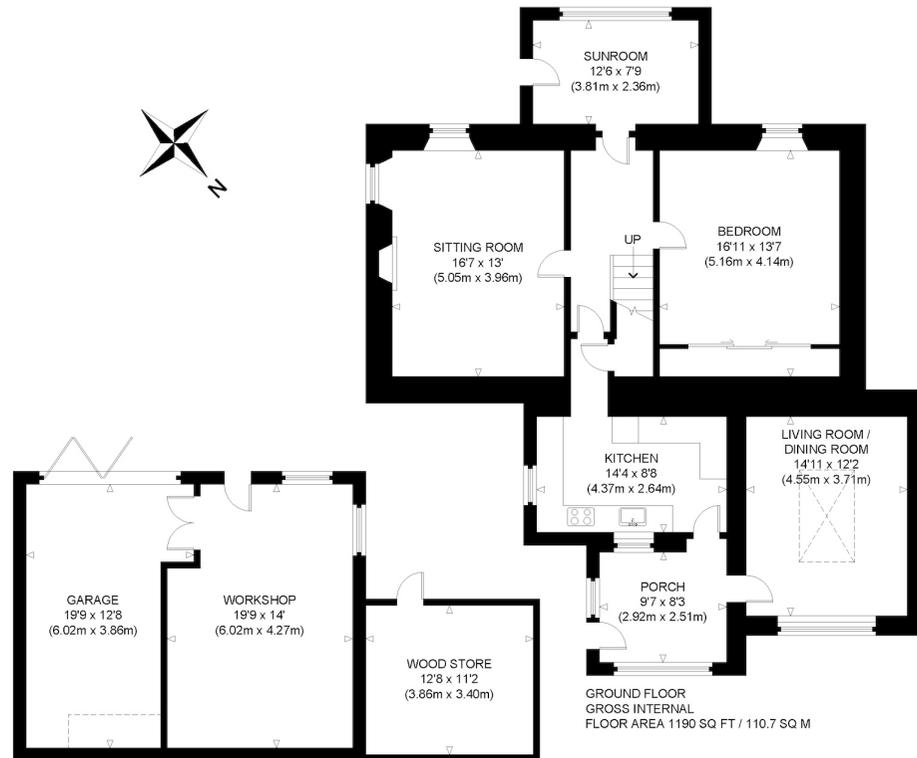
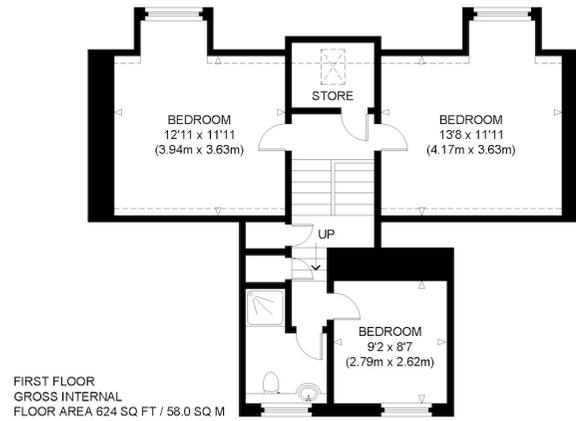
LOCAL AUTHORITY
 South Lanarkshire Council

FIXTURES AND FITTINGS
 No items are included unless specifically mentioned in these particulars.

CLAWBACK
 The missives of sale of Lot 2 will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over any part of the subjects, being obtained subsequent from the date of entry for a period of 30 years.

VIEWINGS
 Strictly by appointment with the selling agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS
 Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider, First AML, will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 639 SQ FT / 59.4 SQ M



MILTON VIEW

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1814 SQ FT / 168.7 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 639 SQ FT / 59.4 SQ M
 TOTAL COMBINED FLOOR AREA 2453 SQ FT / 228.1 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 01786 435047 Email: alistair.christie@galbraithgroup.com

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - a closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish lawyer, confirming if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider First AML will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes - the subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves, and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.









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