

**LAWRIE
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& ESTATE AGENTS

FOR SALE

DYKECROFT, LESMAHAGOW ML11 0JQ

Desirable country property, 8-apartment bungalow, double garage and livestock shed sited in 14.21 acres suitable for Equestrian.

Glasgow 25 miles Edinburgh 43miles Carlisle 75miles



Lawrie & Symington Limited, Lanark 01555662281

Proprietor:

Executors of the late Mrs McNally
Dykecroft
Lesmahagow
ML11 0JQ

Solicitors:

Gebbie & Wilson
18 Common Green
Strathaven
ML10 6AG

Sole Selling Agents:

Lawrie & Symington Limited
Lanark Agricultural Centre
Hyndford Road
Lanark
ML11 9AX
T: 01555662281
F: 01555665100
E: property@lawrieandsymington.com

Directions:

From Junction 10, M74 Lesmahagow, take the second exit on the roundabout onto Teiglum Road and go to the end of the road. At the T-junction, take right onto Strathaven Road (signposted Strathaven). Continue on this road for 2.1 miles, this will take you through Boghead. At this next T-junction, take left and continue along the B7086 for 0.2 miles. Dykecroft is on the left.

What3words ///servicing.requires.scores

Situation:

Dykecroft is situated adjacent to the B7086 and five miles from Strathaven, two miles from Lesmahagow and one mile from Kirkmuirhill, within the parish of Lesmahagow, district of South Lanarkshire.

There are shopping and banking facilities at Strathaven, Lesmahagow and Kirkmuirhill along with legal, medical and commercial facilities. Primary education is provided for at both Kirkmuirhill and Lesmahagow and High School is at Lesmahagow.

The property is conveniently located for ease of access to the M74 and M8 motorways and commuting to the major cities of Glasgow and Edinburgh.



Description:

Bungalow: single storey, timber kit house with block construction with roughcast finish and tiled roof, providing the following accommodation:

Entrance Vestibule (7'6" x 6'2") (storage cupboard) –

Entrance Hall (19'7" x 6'2") (storage cupboards) –



Sitting Room – (15'4" x 18'11")



Living Room/Dining Room – (18'4" x 21'5")

Double Bedroom – (9'9" x 11'5")

Bathroom – bath, WC, wash hand basin and shower – (11'6" x 9'3")

Double Bedroom with fitted wardrobe – (9'4" x 12'11")



Double Bedroom with fitted wardrobe – (11'5" x 9'11")



Double Bedroom with fitted wardrobe – (9'11" x 11'5")

Double Bedroom with fitted wardrobe – (11'7" x 9'9")

Bathroom – toilet with WC with wash hand basin – (7'6" x 3'7")

Kitchen with base and wall mounted units, integrated oven, hob and fridge freezer



Utility Room



Shower Room – WC, wash hand basin and shower

Porch



Heating:

The property is heated by means of LPG tank gas and coal fire with back boiler.

Drainage:

To septic tank – Registration CAR/R/3004818.

Council Tax:

The subjects Council Tax is Band F

Water:

Mains supply.

Power:

Mains electricity.

Garden:

Garden to the front and rear comprises of red chipped stone area, lawns, borders, shrubbery, patios, vegetable garden and washing green. Garden Shed and Greenhouse



Lands:

The land extends to 14.21 acres or thereby in 4 enclosures.

Entitlements:

Basic Payment Scheme – the current claim (2022) will rest with the Executry. At the conclusion of the sale, the Executry will cooperate with the transfer of the rights to receive for the land which is eligible.



Outbuildings:

Double garage

With workshop and 5 dog kennels
(33'10''x28'6'')



Livestock Shed (40'x35')

In two sections with water bowls



Minerals:

The minerals are included in the sale insofar
as the sellers have the rights thereto.

Date of Entry:

Vacant possession of the subjects will be given
on a date to be mutually agreed.

Inspection:

Inspection of the subjects are strictly by
appointment only on telephoning the sole
selling agents, Lawrie & Symington Limited,
Lanark Agricultural Centre, Lanark, ML11
9AX, Tel: 01555 662281.

Title Deeds:

The title deeds may be inspected at the offices
of Gebbie & Wilson 18 Common Green
Strathaven ML10 6AG

Deposit:

The purchaser shall within five days of
acceptance of their offer, make payment of a
sum equal to 10% of the purchase price. The
balance payable at Date of Entry.

Offers:

All interested parties should notify their
interest with the sole selling agents, Lawrie &
Symington Limited, Lanark Agricultural
Centre, Lanark, ML11 9AX, Telephone: 01555
662281, so they may be notified of a closing
date for offers which should be submitted in
Scottish Legal Form along with proof of
funding.





15.2m

211.4m

Dykercroft

215.8m

WB

Weghinderige

Reservoir
(covered)

Promap





