



MAINS CASTLE

ROWAN AVENUE · EAST KILBRIDE



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East Kilbride 2 miles
Glasgow city centre 9.4 miles
Glasgow Airport 16 miles
Edinburgh Airport 39 miles

**Historic, superbly renovated A
Listed castle close to heritage loch.**

Ground floor

Banqueting hall

First floor

Minstrels' gallery

WC

Second floor

Great Hall

Kitchen

Third floor

Master bedroom suite

Additional bedroom

WC

Fourth floor

Kitchen

Bedroom

Bathroom

Gardens

Approx 3.8 acres



DIRECTIONS

From Glasgow continue south on the M74 and take the East Kilbride turn off at Strathclyde Park / Bothwell roundabout and continue along the East Kilbride expressway for around 5 miles. At the top of this road take the right hand lane (signposted Glasgow) and then take the road signposted East Mains / Stewartfield. Take the 3rd exit at this roundabout. At the next roundabout take the left hand slip road onto Stewartfield Way and proceed straight through the James Hamilton Heritage roundabout and you will see Mains Castle on the right hand side. The entrance to Mains Castle is on the right hand side approximately 70 yards before the next roundabout. It is suggested that you proceed to this roundabout (Morrisons on the left hand side) and double back onto the castle entrance to approach from the left hand side. Continue along the private road and access to Mains Castle is via electric security gates.

SITUATION

Mains Castle is one of South Lanarkshire's most familiar landmarks and the oldest inhabited residence in East Kilbride. The castle overlooks the loch at St James Hamilton Heritage Park although there is no access to the castle from the park.

East Kilbride and Stewartfield have easy access to the southern orbital road with good commuting links to Glasgow and Ayrshire and the castle is positioned close to the National Museum of Rural Life. The locale has several popular primary and secondary schools and Glasgow's private schools are readily available including Hutchesons' Grammar School, Glasgow Academy, Kelvinside Academy, The High School of Glasgow, St Aloysius, Craigholme and Belmont House. Within the neighbouring town of Hamilton private schooling is also available at Hamilton College.

East Kilbride is the largest town in Scotland and is conveniently positioned for access to all of the commercial centres of Scotland's central belt. The town has a large shopping centre comprising six linked malls which have been developed in several phases and holds the title of the second largest shopping centre in Scotland. East Kilbride is also connected to Glasgow city centre by rail and bus links.

Recreational pursuits are catered for by the Dollan Aqua Centre, ice rinks, sports centre, a multi screen cinema, theatre, leisure centre and two golf courses.

DESCRIPTION

Rising approximately 40 feet from the fields that surround James Hamilton Heritage Loch stands Mains Castle, a splendid example of a 15th century keep and arguably Lanarkshire's most romantic residence. This Category A Listed tower house was winner of a Saltire award for its reconstruction and renovation. Mains Castle is steeped in Scottish legend with features including flagstone floors, open stone fires and a winding spiral staircase.

Built on land thought to have been gifted from Robert the Bruce and dating from 1450, Mains Castle was first occupied in 1478 when Princess Euphemia Stewart married David Lindsay who was the provost of Glasgow. It fell into dilapidation in 1678 after being fired on by Claverhouses Dragoons in a skirmish after the Battle of Bothwell Brig (still evident by cannonball marks on the lower walls) and was restored in 1883 when Victorian owners built on a new roof. In 1922, after a great storm, the 19th century roof collapsed and the property remained derelict until the painstaking restoration which took place between 1977 and 1985 when Mains Castle was once again inhabited - this time for modern living.

With walls six feet thick on three sides and ten feet thick on the west, the interior is modest in floor space but surprisingly practical. The tower has five floors: The Ground Floor (entresol) and the original first floor were enclosed in the stone barrel-vault, designed to protect the upper floors from fire attack at ground floor level. Rising through the height of the building in the southwest corner is a spiral turnpike stair, cunningly designed to turn in a clockwise direction, giving a right-handed swordsman the advantage over an intruder trying to fight his way up. The first floor comprises a Minstrels' Gallery, created to overlook the Banqueting Hall and the original guardroom has been converted into a toilet with stone clad cistern and handmade copper sink. Beneath this toilet lay the original pit prison!

Above the barrel vault on the second floor is the flagstone floored Great Hall which serves as a kitchen and currently also works as a good sized drawing room. The room has roughly-hewn stone walls and solid oak beams. The third floor houses the original ladies' quarters with exquisite hand painted ceiling and en suite toilet and shower. The Laird's room is a further double bedroom with stripped timber floors and en suite shower room off, solid oak beam ceiling and a small recess where the valuable salt would have been kept dry and safe. On the fourth floor is a refurbished bathroom featuring a quite unique handmade copper bath. The existing home office could be used as a further bedroom as could the upper floor utility room which was formerly a fourth bedroom. The Parapet allows access around all four sides of the castle, each with splendid views.

GROUNDS

The grounds surrounding Mains Castle extend to approximately 3.8 acres which border the northern bank of the James Hamilton Heritage Loch. Electric gates provide access to the castle.

LOCAL AUTHORITY

South Lanarkshire Council

COUNCIL TAX BAND

G

EPC RATING

F

SERVITUDE RIGHTS, BURDENS & WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

POSSESSION

Vacant possession and entry will be given on completion.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

VIEWING

Strictly by appointment with Savills – 0141 222 5875

PURCHASE PRICE

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



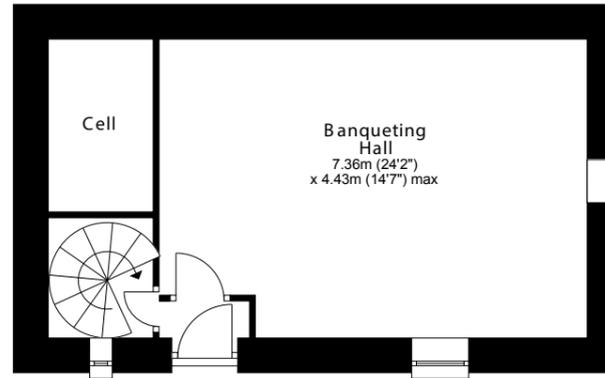




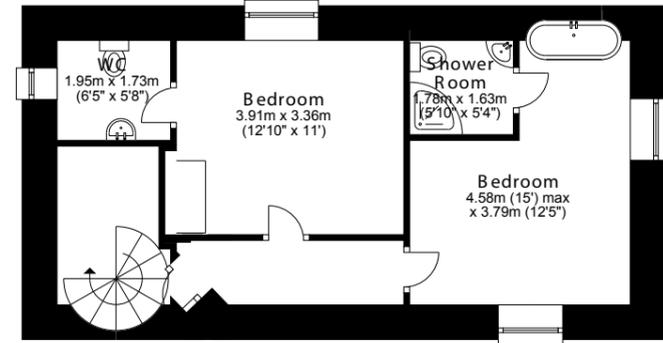
FLOORPLANS

Total area: approx. 190.2 sq. metres (2047.8 sq. feet)
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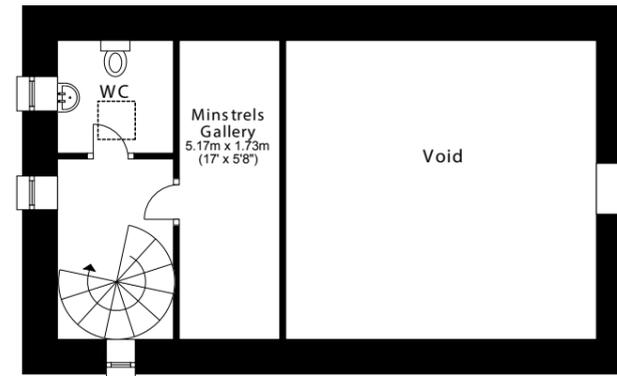
Ground Floor
 Approx. 43.1 sq. metres (463.8 sq. feet)



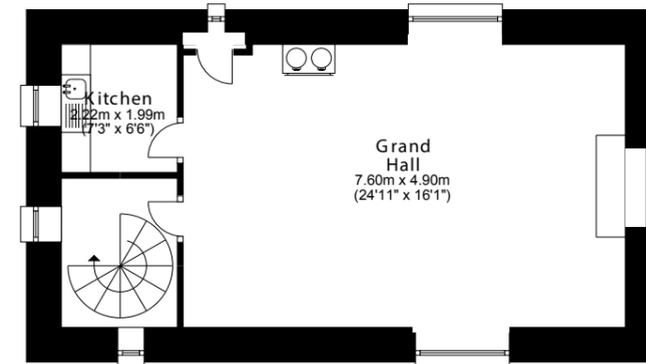
Third Floor
 Approx. 44.6 sq. metres (480.0 sq. feet)



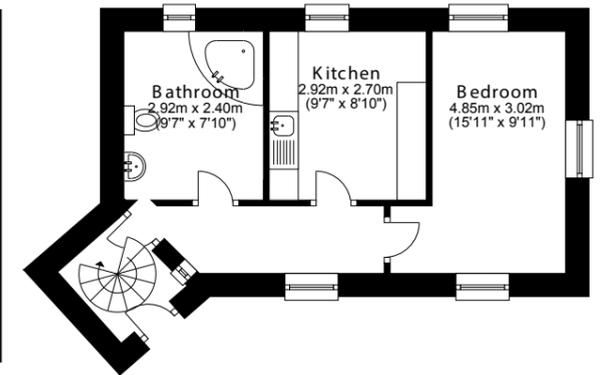
First Floor
 Approx. 20.0 sq. metres (215.6 sq. feet)



Second Floor
 Approx. 47.5 sq. metres (511.2 sq. feet)



Fourth Floor
 Approx. 35.0 sq. metres (377.3 sq. feet)





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View from outwith boundary



SAVILLS GLASGOW
glasgow@savills.com
0141 222 5875
savills.co.uk

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