

23 HIGH STREET, BIGGAR, LANARKSHIRE ML12 6DA

OFFERS OVER £94,000



PROPERTY REFERENCE CODE: SHS1BAI

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Quaint 1 bedroom Cottage available in Biggar.

*** 360 Virtual Tour Available ***

- 360 VIRTUAL TOUR
- FIREPLACE

- GARDEN
- COTTAGE

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		87	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	54		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

This property consists of:

LimehouseLtd are delighted to present this quaint 1 bedroom Cottage, situated just off Biggar High Street.

Accommodation comprises of a large, bright fully fitted kitchen/diner overlooking the back garden, living room with wood burning stove and lower level WC. On the first floor is a double bedroom with ensuite.

Externally there is an enclosed private garden to the rear and on street parking.

Ideal opportunity for a first time buyer, rental investment or Airbnb.

Biggar is a thriving town with many local amenities, and both Primary & High Schools, shops, Health Centre and numerous Clubs and groups for both children and adults. Situated approximately 30 miles from Edinburgh and 40 miles from Glasgow, Biggar is ideally placed for a short commute to either city.

Council Tax Band: A (South Lanarkshire Council)

Tenure: Freehold





TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.