

**3 BIGGAR ROAD, LIBBERTON ML11 8LT**

**OFFERS OVER £360,000**



**PROPERTY REFERENCE CODE: BR3MUN**

## 3 BIGGAR ROAD, LIBBERTON ML11 8LT

A spacious, detached bungalow in attractive rural location with extensive garden ground and superb views

\*\*\* 360 Virtual Tour Available \*\*\*

- 360 VIRTUAL TOUR
  - COUNTRYSIDE
  - DOUBLE GARAGE
- GARDENS TO FRONT, SIDE AND REAR
  - OUTBUILDINGS
  - PANORAMIC VIEWS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		76	(69-80) C
(55-68) D	56		(55-68) D
(39-54) E			(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 <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			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 (CO<sub>2</sub>)

### This property consists of:

LimehouseLtd are delighted to offer to the market this superb 4 bedroom family bungalow in the rural setting of Libberton, outside Biggar.

The property is entered from the front via twin timber storm doors into a separate vestibule where a glazed door with side panel leads into the spacious "L" shaped reception hall. With access to all rooms and kitchen from the hall. Two large walk in cupboards, a family bathroom with separate shower enclosure, 3 double bedrooms all with built in wardrobes with the master bedroom benefiting from a two mirrored wardrobe dressing room before entry into the wet room ensuite. The 4th room can be used as a single bedroom or study, also benefiting from a built-in wardrobe.

To the back of the property the bright living room with internal glazed doors, patio doors and side window allowing for plenty of light. The patio door has direct access to the back garden with extensive views over the countryside and the pretty Libberton Church. The dining room is open plan from the living room via an arch with separate access into the kitchen.

The open plan kitchen/family room with integrated appliances and access via an additional patio door to the back garden. Again, with stunning views of the countryside. From the family room you have access into the utility room which is equipped with base and wall mounted units and is plumbed for washing machine and tumble dryer. The back door, WC, a further large cupboard, and internal access into the double garage.

Externally on entrance to the property you have a long drive flanked by lawn and shrubs, with secure wooden gate access into the mono blocked driveway with ample parking for multiple cars. A vast front lawn with mature trees and slabbed walkway around the house. To the rear is mainly laid to lawn with a patio positioned to make best use of the views. A large workshop sits discreetly behind the mature trees with an outlook to the fields.

Libberton village is approximately 2 miles (3.2 km) north of Quothquan and 2.3 miles (3.68 km) south-east of Carnwath. Libberton Primary School is located just outside the village.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax Band: F (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.