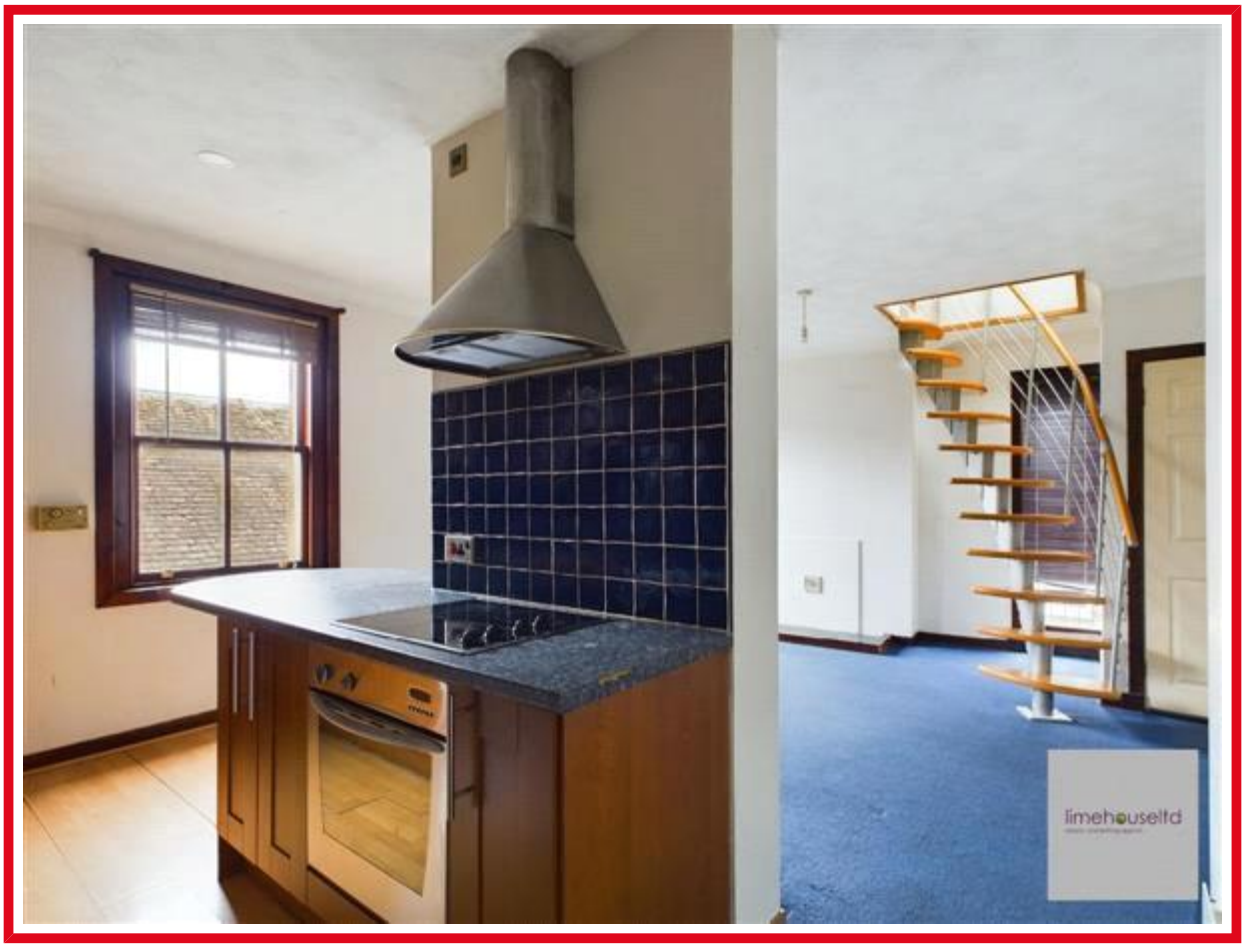
183B HIGH STREET, BIGGAR, LANARKSHIRE ML12 6DJ

OFFERS OVER £99,000



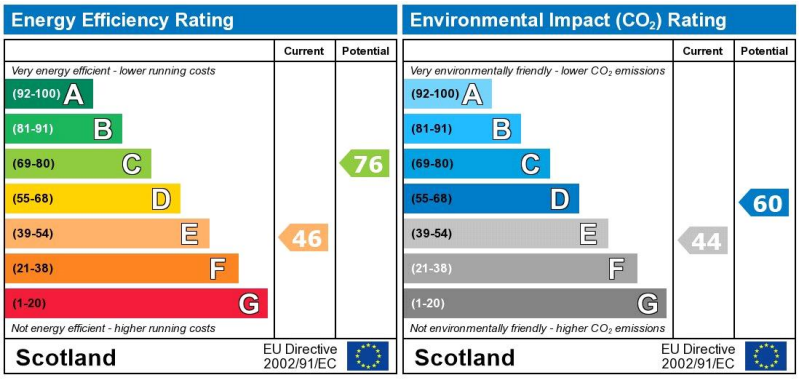
PROPERTY REFERENCE CODE: SHS1CAN

183B HIGH STREET, BIGGAR, LANARKSHIRE ML12 6DJ

Spacious 1 or 2 bedroom upper-floor property situated just off Biggar High Street.

*** 360 Virtual Tour Available ***

- 360 VIRTUAL TOUR
- FITTED KITCHEN
- ON STREET PARKING
- UPPER FLAT



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 offer this upper-floor spacious property to the market.

Accommodation comprises of entrance into bright open-plan kitchen/diner/living room, hall leading through to a spacious double bedroom, storage space and bathroom with shower over. Within the living area there is a spiral staircase leading to a large converted bright attic space which could be used as a second bedroom/office/studio.

The property benefits from a newly fitted bathroom and carpets in the bedroom and hall. On street parking available.

An ideal first time purchase or an investment property for the thriving lettings market in Biggar.

Biggar is a thriving town with many local amenities, with 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: B (South Lanarkshire Council)
Tenure: Freehold

<u>TENURE</u>: 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.