

# limehouse ltd

estate and letting agents

## For Sale



**Northcrofts  
Road, Biggar,  
ML12**

**Fixed Price  
£70,000**

1 bedroom ground floor flat  
located in Biggar.

- 360 Virtual Tour
- Double Glazing
- Garden
- GCH

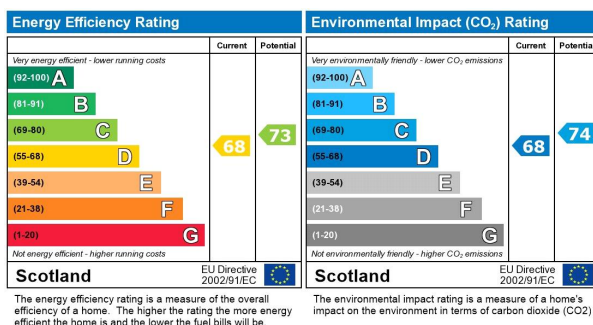
LimehouseLtd are delighted to welcome to the market, this 1 bedroom property located in Biggar.

Accommodation is on ground floor level and comprises of entrance porch, hallway which leads to all rooms, spacious living area, fully fitted kitchen, double bedroom with built in storage, bathroom with bath & shower over. The property boasts GCH and recently installed uPVC double glazing.

Externally to the rear is a shared green and to the front a private chipped area.

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

Biggar has transport links to both Edinburgh and Glasgow and is within a commutable distance, as well as being within close proximity to the M74.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

