

3 MITCHELL KNOWE, BIGGAR ML12 6DB

OFFERS OVER £113,000



PROPERTY REFERENCE CODE: SMK1BRO

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Lovely, spacious 1 bedroom semi detached bungalow available in Biggar.

- 360 VIRTUAL TOUR
- DOUBLE GLAZING
- SEMI DETACHED BUNGALOW
- GARDENS TO FRONT AND REAR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		86	(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	
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 ₂)	

This property consists of:

Limehouse Ltd are delighted to offer to the market this well presented, spacious semi detached bungalow situated in the heart of the busy town of Biggar just off the main Street.

Accommodation comprises of porch leading to large spacious living room, fitted kitchen, bedroom with fitted wardrobes, bathroom and hall with storage. The property has a private front and back garden with parking available.

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: 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.