





Biggar

Plot 3 Covington Road, Biggar, ML12 6NE

Independent Estates



Travel Directions

From Hyndford Bridge take the A73 heading towards Abington/Biggar. Continue along this route and at Tinto Tea Rooms take a left onto Station Road. Continue into Thankerton and take your second left then left again over bridge onto Boat Road. Continue along this road to Covington. The properties are situated on your right hand side.

Entrance Hallway	8.24m x 1.22m	Lounge/Kitchen	9.06m x 6.18m
Utility	2.43m x 2.00m	Master Bedroom	4.50m x 3.50m
En Suite	2.40m x 2.00m	Bedroom Two	4.00m x 3.66m
Bedroom Three	4.14m x 3.66m	Bathroom	3.64m x 2.22m

Viewing:

Strictly by appointment via [Independent Estates](#)

Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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Independent Estates are delighted to present to the market an opportunity to purchase one of four, brand new contemporary luxury detached bungalows. Offering a family home within commuting distance of Edinburgh and Glasgow. The properties enjoy a semi rural location with breath taking countryside views. The popular Towns of Biggar and Lanark are only a short drive away offering a variety of local shopping, Primary and Secondary Schooling, Health/Leisure Facilities, Bars and Restaurants. There are outstanding views across the River Clyde and open farmland towards the Coulter Fells and Quothquan Law.

Accommodation is arranged over one level and comprises: Entrance to property via front facing upvc door leading to entrance hallway. Hallway leads to three bedrooms, lounge/kitchen, bathroom and utility. Generous rear facing lounge with rear facing patio doors overlooking open countryside. Open plan kitchen area leading to fully serviced utility. Master bedroom with front facing windows, fitted wardrobes and master en suite. En suite comprising three piece suite with side facing window. Bedroom two is again front facing with fitted wardrobes. Bedroom three is again side facing with fitted wardrobes. Side facing family bathroom comprising four piece suite.

The property will benefit from highly efficient wet electric central heating and double glazing throughout. Generous gardens to both front and rear with driveway and ample parking.

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Expected completion approx. Late Summertime/Autumn 2021.

POA £225,000

