

# limehouse ltd

estate and letting agents

## For Sale



**Ballgreen  
Road, Biggar,  
ML12**  
**Offers Over  
£223,000**

Superb 3 bed, end terrace property in a sought after development in Biggar.

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

- 3 Double Bedrooms
- 360 Virtual Tour
- Gardens to front, side and rear
- Private Parking

LimehouseLtd are delighted to welcome to the market this family home in a sought after development in Biggar, minutes from the convenience of Biggar High Street.

The main door is to the side of the property which also benefits from a separate laundry cupboard which has room for a washing machine and tumble dryer.

Ground floor accommodation comprises:- entrance hallway which leads to a bright spacious living room overlooking the front of the property with superb large double windows, fully fitted kitchen/diner with centre island offering a sociable breakfast bar, double patio doors which open onto the substantial back garden.

Upper level accommodation comprises:- generously sized bright upper landing, airing cupboard, 3 double bedrooms and a well-equipped family bathroom with bath and shower over. The master bedroom has a double window with Juliet balcony providing views to the front of the property and the hills beyond, also within the master bedroom there is built in storage and modern tiled en-suite with WC, basin and shower.

Externally there is an extensive L shaped outside living space mainly laid to lawn, including a patio and drying area to the rear. There is a mono blocked driveway to the front of the property suitable for 2 cars and front corner garden laid to lawn

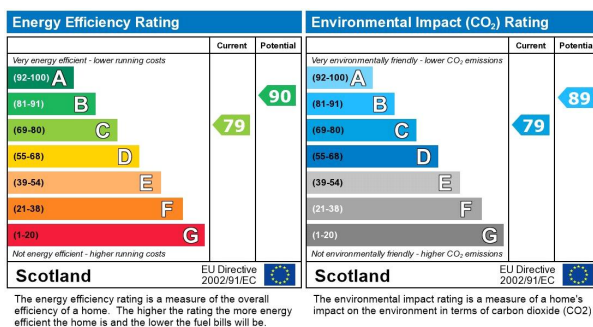
The property benefits from being one of the largest plots in Ballgreen, GCH, double glazing and is in excellent condition with modern decoration throughout.

Biggar is a popular market town with a local nursery, primary and secondary school. Biggar is commutable from Edinburgh, around 40 minutes and Glasgow which is around 50 minutes.

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

Council Tax Band: D (South Lanarkshire Council)

Tenure: Freehold



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.

