



**Caesar & Howie**  
The Central Scotland Law Group

**The Old Manse,  
Roberton, By Biggar,  
ML12 6RS  
O.I.R.O £330,000**



This is a truly superb family home set in the picturesque South Lanarkshire village of Roberton. The setting is ideal for people who enjoy country living with quick and easy access to nearby towns and both Glasgow and Edinburgh are also within easy commuting distance. Local shopping, recreational facilities and schooling at all levels can be found in the nearby towns of Biggar and Lanark, with Lanark also benefitting from a train station for onward travel to a wide range of destinations. The property boasts spacious and flexible accommodation throughout which is arranged over two floors. It is entered via a vestibule which leads to a welcoming reception hallway. The bright and inviting dual aspect lounge benefits from an attractive feature fire with surround. Also on ground level is the sizeable dining room, W.C. and family kitchen which has a wide range of floor and wall mounted units with coordinating worktops, electric hob, double oven, ample space for appliances and dining. On the first floor are four well proportioned bedrooms and the family bathroom which has a three piece suite with separate shower cubicle. There is also ample storage throughout, a coal store and double garage with excellent loft storage. Externally the property boasts extensive and mature garden ground which has mainly been laid to lawn with raised vegetable beds, a patio area, stunning views and a handy driveway to the side. Early viewing is essential to fully appreciate this property and its stunning surroundings. Early/flexible entry is available with no onward buying chain involved.

- **Entrance Vestibule and Hallway**
- **Impressive Lounge**
- **Dining Room**
- **Kitchen/Diner**
- **Downstairs W.C.**
- **Four Bedrooms**
- **Family Bathroom**
- **Double Garage with Loft Space**
- **Extensive Gardens**
- **Driveway & Stunning View**
- **Oil Fired Heating**
- **Energy Efficiency Rating: E**

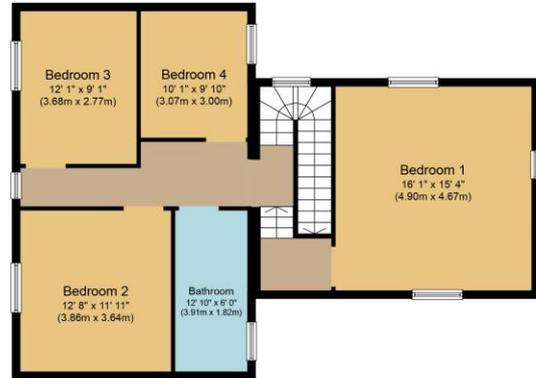
**Caesar & Howie Solicitors, 107 Almondvale Centre, Livingston, EH54 6QT**

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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax Band**

E

**Extras**

Items may be available by separate negotiation.

**Viewing**

Strictly by appointment through Caesar & Howie on 01506 435306 or email [kj@caesar-howie.co.uk](mailto:kj@caesar-howie.co.uk)

**Offers**

Please submit to- The Property and Mortgage Centre, Caesar & Howie, 107 Almondvale Centre, Livingston. EH54 6QT

**Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.**

**Website: [www.caesar-howie.co.uk](http://www.caesar-howie.co.uk) Email: [kj@caesar-howie.co.uk](mailto:kj@caesar-howie.co.uk)**

