

limehouse ltd

estate and letting agents

For Sale



**Libberton
Mains,
Libberton,
ML11**

**Offers Over
£184,000**

Fantastic opportunity to purchase this superb terraced property in the rural setting of Libberton, outside Biggar.

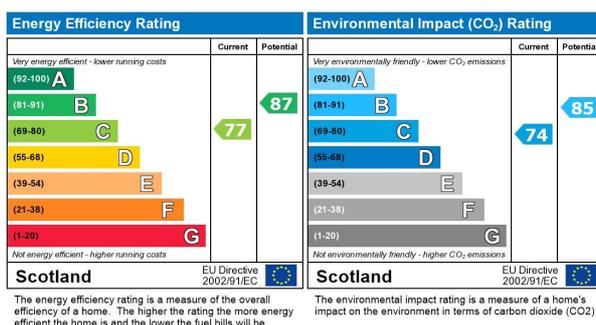
*** 360 Virtual Tour Available

LimehouseLtd are delighted to welcome to the market, this 4 bedroom terraced family home, which is in fantastic move in condition.

Ground floor accommodation comprises of entrance hallway, downstairs WC, spacious fitted kitchen with back door access to garden and enclosed dining area adjacent, living room with patio doors leading to rear garden, and double bedroom/office.

On the first floor there is a family bathroom with bath and shower, master bedroom with coombed ceiling, fitted storage and ensuite shower room, 2 further double bedrooms and loft access. The property benefits from air sourced heating which generates £100 income per month with over 6 years remaining. Neutral carpeting, wood flooring, high spec fixtures fittings and decor add to the modern and luxurious feel of this property, perfect for rural family life, and only around 4 miles from Biggar which has schools and a range of amenities.

Externally the garden to the rear of the property is fully enclosed and is partially decked around the patio area, with unobstructed views across the surrounding countryside.



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.

