



### **Ground Floor Flat**

Superb Ground floor flat Old Bank House, 77 High Street, Biggar in excellent location

**Offers Over £0**

SOLICITORS  
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## Summary of Accommodation And Key Features

Stunning period property with many unique features including high ceilings and cornicing  
Opulent large lounge with views of the High Street  
Large dining fitted kitchen with feature timber clad ceiling  
Two large bedrooms with stunning full length windows looking on to the pretty enclosed cottage garden. Fitted wardrobes  
Gas fired central heating  
Large family bathroom  
Good storage cupboards  
Generous loft storage  
Stunning enclosed cottage garden with summerhouse and shed

## Description

Immaculately presented traditional lower flatted dwellinghouse within an attractive C Listed stone townhouse built in 1863 and ideally located in the heart of the thriving market town of Biggar.

Old Bank House is located in the heart of the thriving market town of Biggar. The property is set back from the High Street and is ideally located for all local amenities including speciality shops, country pubs and restaurants. Biggar benefits from a variety of general and specialist shops together with wonderful leisure and recreational facilities including parks, sports centre, library, golf course, tennis courts and well patronised bowling and rugby clubs. Whatever your interest there are various clubs and associations ranging from bridge to amateur dramatics, music to rambling, together with an award winning museum. Excellent education facilities are available with a nursery, modern high school and recently completed state of the art primary school. More extensive shopping and leisure facilities can be found in nearby Lanark which also has excellent rail links to Glasgow. Biggar is ideally located for commuting to either Edinburgh or Glasgow which are both easily reached by car within an hour.

Old Bank House is a superb example of a traditional townhouse build in 1863 which has been meticulously maintained by the current owner and benefits from high ceilings, many full length windows and decorative cornicing. The property is located on the ground floor of Old Bank House and access is via a substantial period door and internal

hallway with original mosaic tiled floor. Viewing is essential to fully appreciate the scale and grandeur of the building. The large sash and case windows together with high ceilings ensure the property is flooded with natural light. The property is in excellent decorative order throughout with a truly spectacular lounge with large windows looking out to the High Street. The lounge is opulently decorated in a muted green and complemented by coordinated window drapes. An electric fire sits on a length of raised slate platform with cornicing and ceiling rose adding period charm.

A large hallway leads to the other rooms with a delightful leaded glass window and door to the enclosed rear garden.

Two large double bedrooms with built in wardrobes and fantastic full length windows are located to the rear of the property, both bathed in natural light and looking out on to the sunny enclosed cottage garden. Both rooms are decorated in light colours with matching drapes.

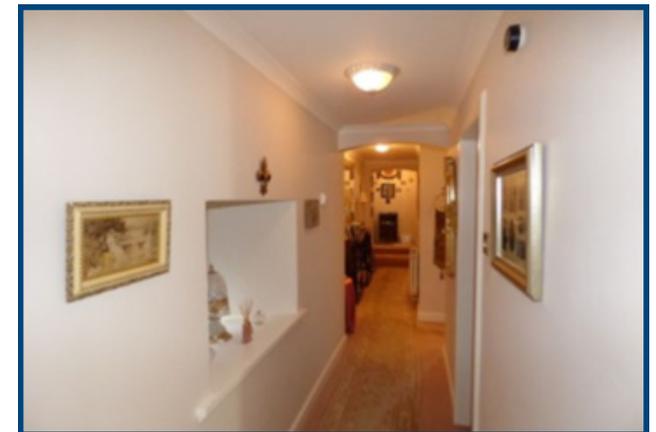
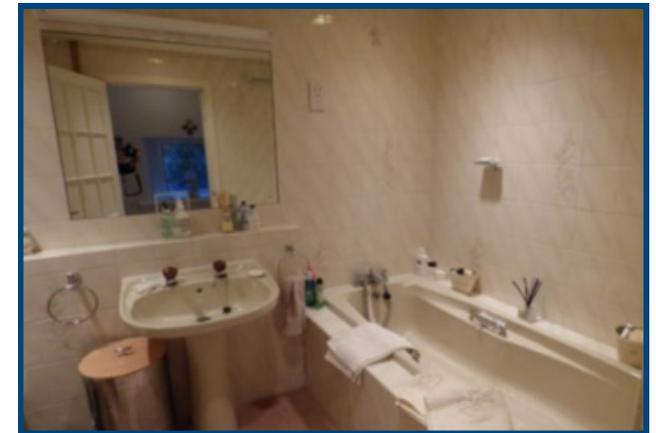
The property benefits from a stunning large dining kitchen with feature wood panelled ceiling with roof lights together. There are numerous floor and wall mounted units with coordinated worktops and integrated gas hob. The freestanding cooker, hotpoint dishwasher and washing machine are included in the sale, however no warranty is provided with the kitchen appliances.

The property also benefits from a fully tiled large family bathroom with four piece coloured suite.

The rear door leads to a fully enclosed delightful cottage garden with shed and decorative hexagonal summerhouse. The garden is well stocked with a colourful array of shrubs, bulbs and evergreens. Stone steps lead to the elevated patio and pretty summerhouse which benefits from a sheltered sunny location.

## Approximate Dimensions (taken from widest point)

|                |                                  |
|----------------|----------------------------------|
| Lounge         | 5.49 m x 4.63 m / 18'0" x 15'2"  |
| Dining Kitchen | 5.31 m x 3.62 m / 17'5" x 11'11" |
| Bedroom 1      | 4.33 m x 3.71 m / 14'2" x 12'2"  |
| Bedroom 2      | 3.32 m x 3.11 m / 10'11" x 10'2" |
| Bathroom       | 2.78 m x 1.66 m / 9'1" x 5'5"    |



### Extras

Included in the sale are floor covering, some curtains, blinds, light fittings and freestanding white goods. Please note no warranty is provided with the kitchen appliances.

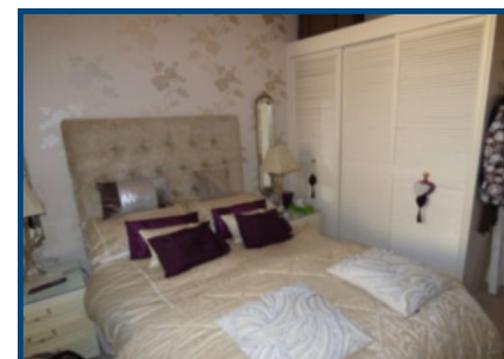
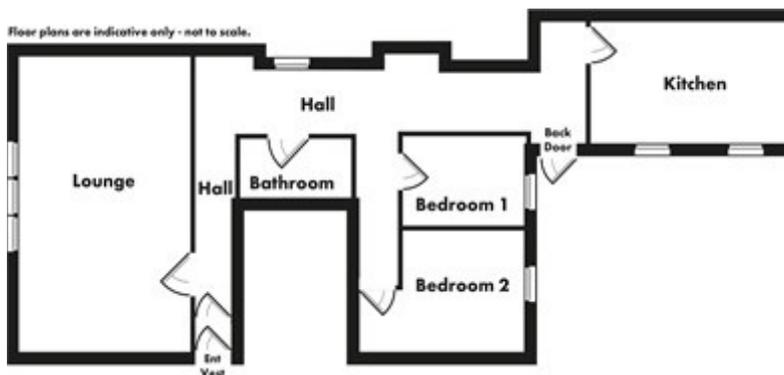
These sales particulars while carefully prepared are not warranted as accurate and do not form part of any contract of sale. Prospective purchasers should have their own Solicitors examine a property's title deeds in order to confirm the exact boundaries and other particulars of the property being sold. All measurements given are approximate and are not warranted. Interested parties should have their own Solicitors note interest with ourselves in order that they might be kept advised. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

### EPC Rating

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### Viewing

Contact Selling Agents Smail & Ewart on 01899 220058



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