



RESIDENCE

4 Springdale Drive, Biggar, ML12 6AZ

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Lanark  
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## 2 Bedrooms | 2 Public Rooms | 1 Bathrooms

Situated within this quiet, desirable residential locale, this 2 bedroomed, 2 public roomed detached bungalow occupying a great position within maintained gardens.

The accommodation comprises; entrance vestibule, broad reception hallway, spacious formal lounge with aspects to front and open plan access to the rear facing dining room. Fitted kitchen with access to a rear vestibule with outer door leading to the rear gardens. The property has 2 double bedrooms and a family bathroom.

Features of the property include oil central heating, double-glazing, well-maintained corner appointed gardens with gated driveway and garage to the rear.

Early viewing of this bungalow is highly advised.

Springdale Drive is a quiet and desirable residential address, located only a short walk away from the High Street.

Biggar is a thriving former market town situated a stone's throw from the Scottish Borders. The bustling High Street boasts an excellent range of general stores, speciality retail outlets, cafes and restaurants. It has long been a popular commute for those seeking country living within easy access of the City Centre. Biggar is just 28 miles from Edinburgh and 39 from Glasgow and is well-located for access to the M8, M9, M74 and both Edinburgh and Glasgow International Airports.



1270.14 sq ft | EER = E

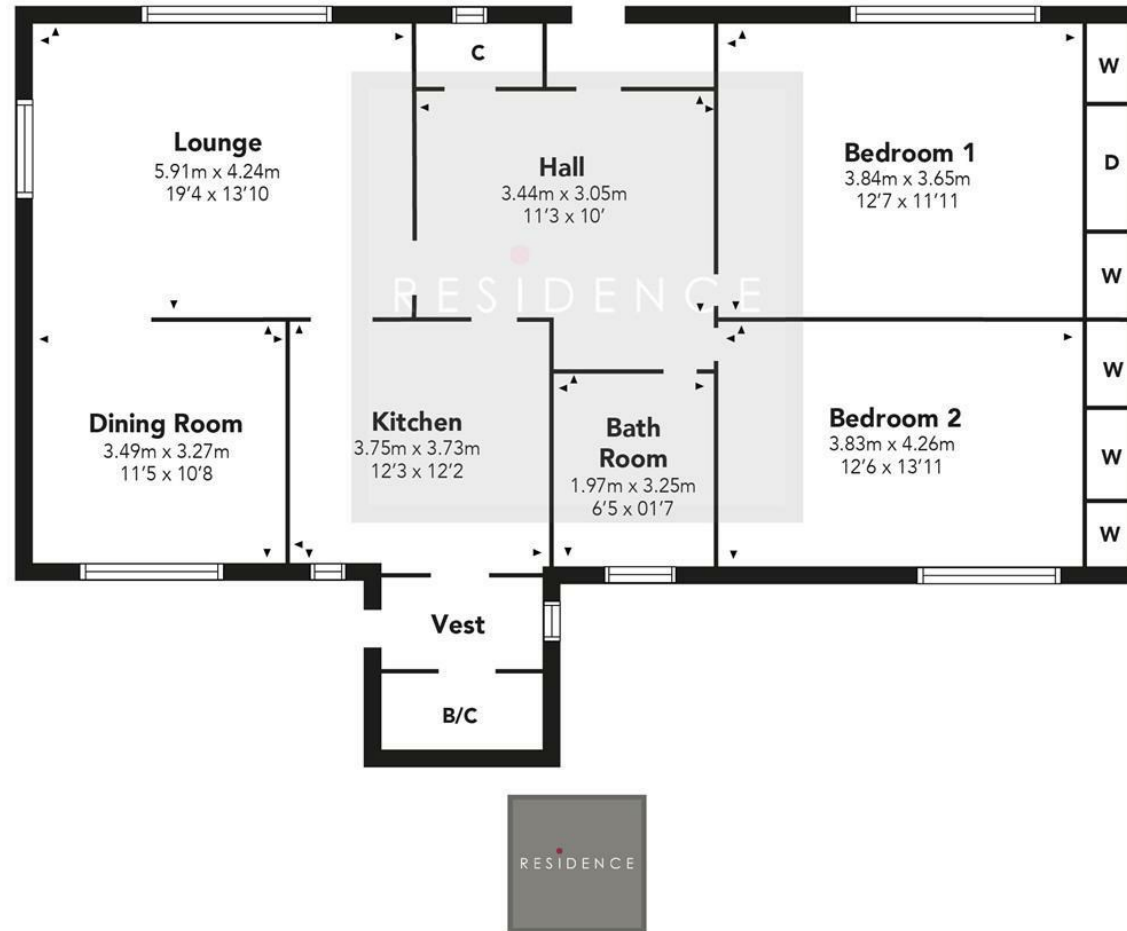


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## Springdale Drive



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.