



RESIDENCE

36 A Biggar Road, Symington, ML12 6FT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Lanark
T: 01555 467222 | E: | A: 68-70 High Street, Lanark, ML11 7ES



RESIDENCE



3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This lovely sized detached bungalow sits amidst well kept private gardens and offers accommodation which is all on the level.

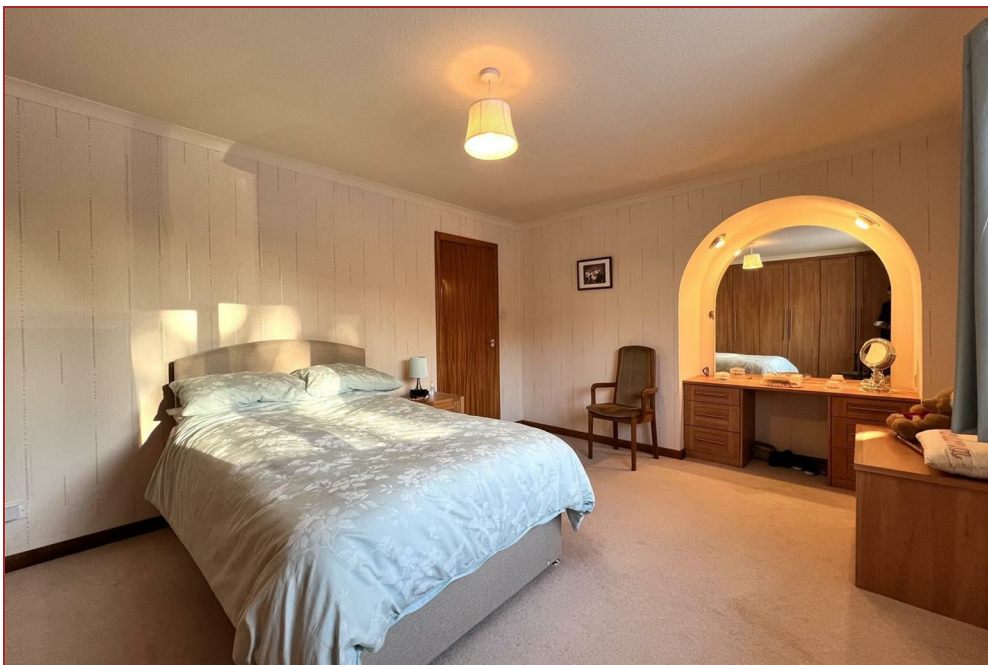
The property was built in the mid 1980's and offers well proportioned rooms which are bright, airy and neutrally decorated. There is a modern dining sized kitchen which incorporates a range of integrated appliances with space for additional white goods within the utility room whilst the modern family bathroom has a four piece white suite with feature arch. additional features include modern wood grain UPVC windows, oil central heating, generous built in storage space with additional loft space.

The accommodation comprises reception hall with vestibule area, spacious lounge, sitting room, dining sized modern kitchen, utility room, cloakroom WC, a family bathroom and three comfortable bedrooms.

To the rear of the house is a double garage.

The gardens are well kept with trees, decorative flower beds and borders and plenty parking for several cars. There is a greenhouse, lean too shed/storage area and patio.

Symington is a lovely village located 3.5 miles from Biggar at the foot of Tinto Hill and is surrounded by picturesque countryside. There are regular bus services to Lanark and Biggar which connect to Edinburgh, Glasgow and the surrounding towns with the motorway links. The village has an excellent primary school and nursery, a general store and post office, a church, a village hall and sports ground which is home to Tinto FC. The nearby town of Biggar has a thriving Main Street with a variety of shops, cafes, restaurants, excellent schools, numerous sports facilities including a golf course, boating pond, tennis courts, bowling and rugby clubs. The area is great for those seeking country living whilst being able to commute to the surrounding towns or Cities.



1582.29 sq ft | EER = E



RESIDENCE





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.