



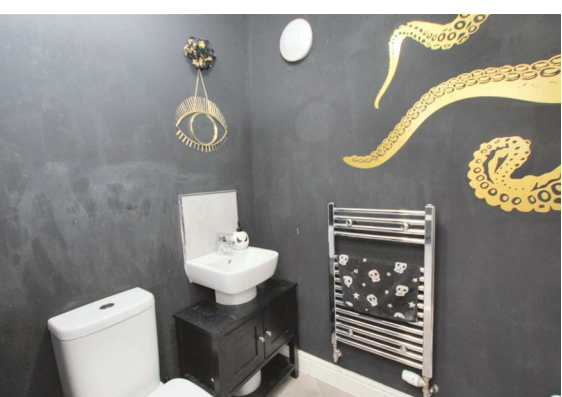
AB Properties



26 Thorpe Rig
, Biggar, ML12 6ZX

Offers over £229,995







Built in 2021, this spacious semi-detached villa is located in a quiet residential area in the much sought after Village of Biggar.

Set over two levels the property is presented in true walk in condition, with the ground floor comprising of; a welcoming entrance hallway, a bright and well proportioned lounge, a well appointed kitchen which is open plan to a dining area, and cloakroom WC with large storage space. The kitchen offers ample storage and work surface and has been fitted with integrated appliances including larder fridge/freezer, electric oven and gas hob. French doors allow plenty of natural light and give access to the sizeable back gardens.

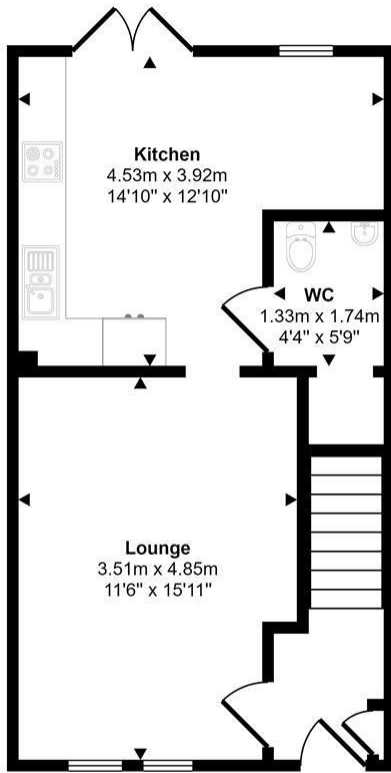
Upstairs offers three generous bedrooms and a family bathroom complete with shower over bath.

Externally there are well manicured gardens to the front and a driveway providing off road parking. To the rear there are very large garden grounds which are fully enclosed and benefit from being south facing.

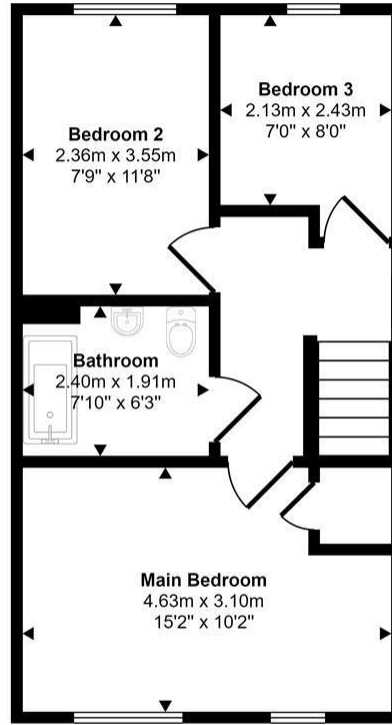
Located within the Story Homes Pentland Reach Development, the property is within walking distance of Biggar High Street. Biggar is a thriving town with many local amenities, and both Primary & High Schools, Shops, Health Centre and numerous clubs and groups for both children and adults. Situated approximately 30 miles from Edinburgh and 40 miles from Glasgow, Biggar is ideally placed for a short commute to either city.



Approx Gross Internal Area
82 sq m / 880 sq ft

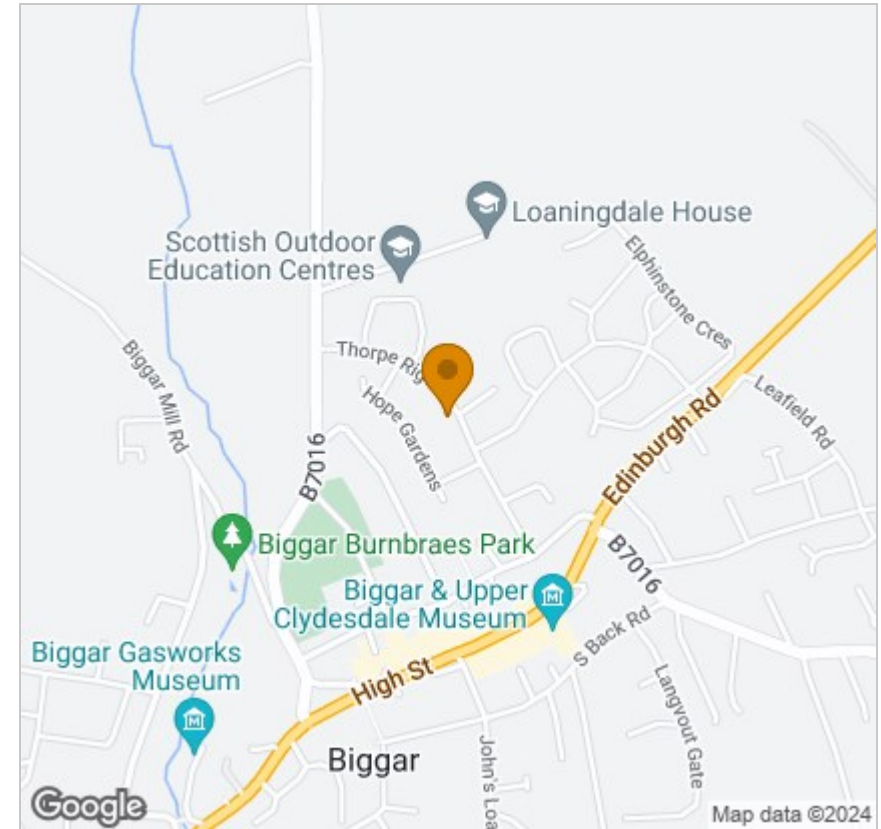


Ground Floor
Approx 41 sq m / 438 sq ft

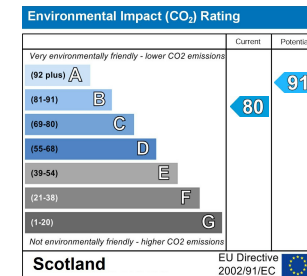
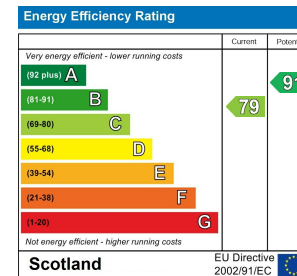


First Floor
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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