



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# 3 SPRINGDALE DRIVE

BIGGAR, SOUTH LANARKSHIRE ML12 6AZ



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# WELCOME TO

## 3 SPRINGDALE DRIVE

Offering all the ease and convenience of single-storey living, this detached bungalow accommodates two/three bedrooms, two/three reception areas, a dining kitchen, and a shower room, plus generous, low-maintenance gardens, a detached single garage, and a private driveway. The home would now benefit from some modernisation, giving the new owner a blank canvas to put their own stamp on.

## FEATURES

- Detached bungalow in Biggar
- Excellent opportunity for some modernisation
- Entrance vestibule and hall with storage
- Generous living room
- Dining room/bedroom 3
- Spacious dining kitchen with separate utility room
- Conservatory with garden access
- Two double bedrooms with built-in storage
- Bright shower room
- Low-maintenance front and rear gardens
- Detached single garage and private driveway
- Gas central heating and double glazing



# GENEROUS

## LIVING ROOM

An entrance vestibule welcomes you into the home, leading through to an L-shaped hall with built-in storage. To the right of the hall lies a living room, occupying a spacious footprint that allows for various configurations of lounge furniture.







## SPACIOUS DINING KITCHEN

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### *WITH SEPARATE UTILITY ROOM*

The kitchen is fitted with a wide selection of classically styled wall and base cabinets, plentiful workspace, and splashback tiling, with integrated appliances comprising an oven and grill, a hob, and an extractor fan. A freestanding fridge/freezer is also included and the kitchen is supplemented by a utility room with additional cabinetry, workspace, a sink, built-in storage, a washing machine, and a freezer. A multipurpose conservatory (with garden access) and a large walk-in cupboard, which houses the boiler and further provides storage, are accessed from the utility room.







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A DINING ROOM IS  
CONNECTED TO THE  
LIVING ROOM AND OFFERS  
VERSATILITY FOR USE,  
INCLUDING AS A THIRD  
BEDROOM, IF DESIRED,  
AS WELL AS BENEFITING  
FROM CONVENIENT DIRECT  
ACCESS TO THE KITCHEN.





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## TWO DOUBLE BEDROOMS

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Returning back through the hall to the other side of the property, you reach two well-proportioned double bedrooms, both benefiting from excellent built-in storage. One of the bedrooms further enjoys a south-facing aspect overlooking the rear garden.









## A BRIGHT SHOWER ROOM

Finally, a shower room completes the accommodation on offer and comprises a walk-in enclosure, a wall-mounted basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, additional freezer, and washing machine will be included in the sale.









Externally, the bungalow is flanked by low-maintenance front and rear gardens, both paved and gravelled for easy upkeep and featuring a shed for outdoor storage. The space in the rear garden offers scope for extension, subject to the correct permissions. Private parking is provided by a detached single garage and a driveway.







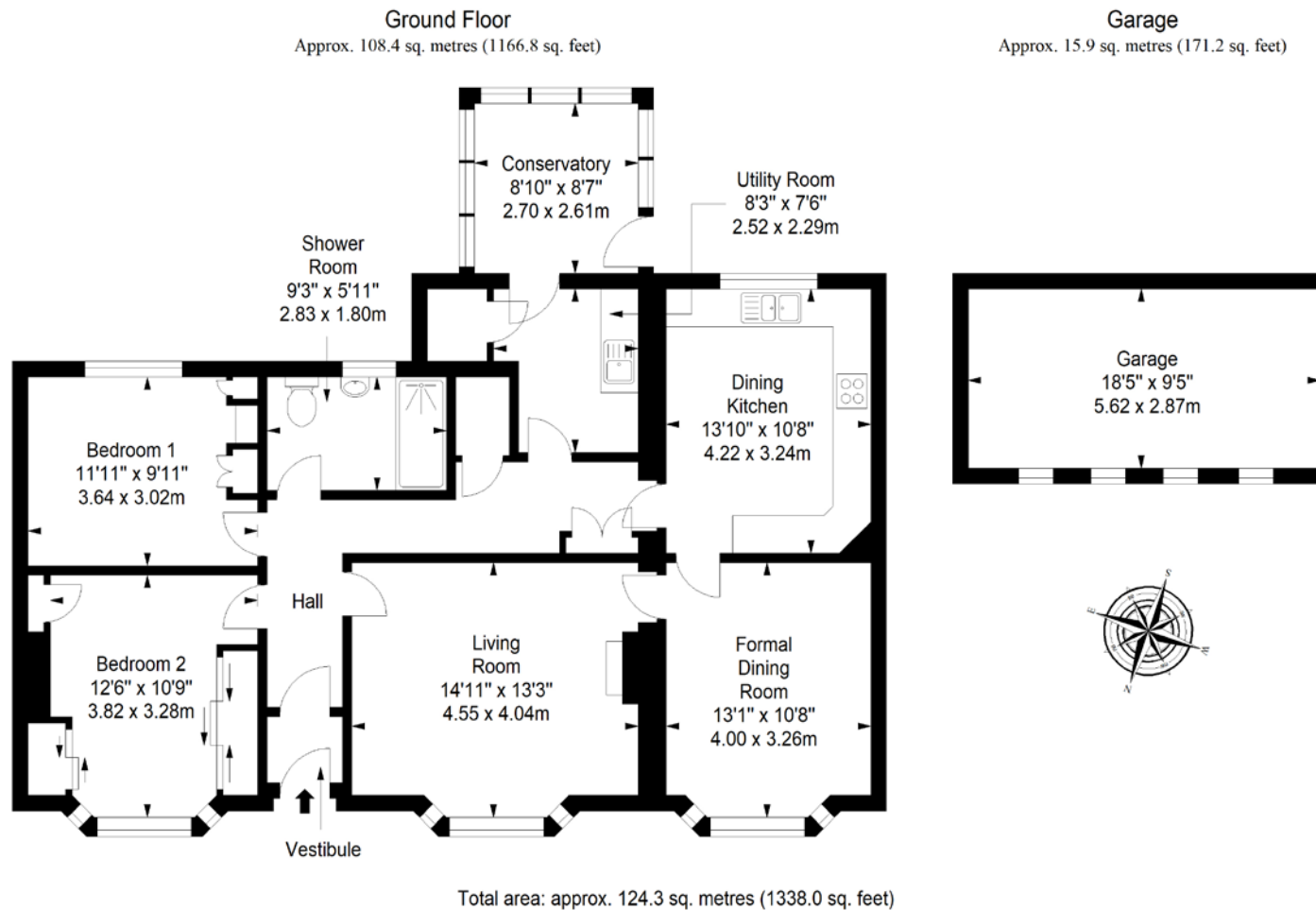
# BIGGAR

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A thriving former market town located a stone's throw from the Scottish Borders, Biggar has long been sought by families and professionals for its tranquil, semi-rural way of life and excellent commuter links to Edinburgh, Glasgow and the South. The bustling High Street boasts an excellent range of convenience shopping and independent retailers, along with a good selection of restaurants, bistros and cafes, offering fabulous fare and hospitality, whilst a wider range of shopping and amenities can be found in the nearby towns of Lanark and Peebles. Whatever your interests, the town offers a vibrant social and recreational scene and a wonderfully eclectic range of activities. Among Biggar's many attractions are its museums and renowned Victorian puppet theatre. The town also hosts a number of annual festivals including the family-friendly Biggar Little Arts Festival in October, the Biggar Bonfire on Hogmanay, and the Biggar Agricultural Show and Vintage Car Rally every summer. For those who enjoy an active lifestyle, there is a golf course, a boating pond, tennis courts, and bowling and rugby clubs, whilst for outdoor lovers, the surrounding countryside promises limitless opportunities for fishing, hillwalking, trail running, and mountain biking in the nearby Glentress Forest. The town is served by a number of highly-regarded primary and secondary schools, whilst an excellent range of private school options are available in Edinburgh. Offering a perfect base for commuters, Biggar is well-connected to Edinburgh, Glasgow, and the South by the M8, M9 and M74. There are excellent daily bus connections to Edinburgh, Lanark, and Peebles, and nearby Carstairs Railway Station operates commuter trains to Edinburgh and Glasgow daily.



# FLOORPLAN



## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

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