



RESIDENCE

Flat 4, 56 High Street, Biggar, ML12 6BJ

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1 Bedrooms | 1 Public Rooms | 1 Bathrooms

This rarely available, top-floor one-bedroom sandstone apartment is nestled within a charming block of just four units in the heart of Biggar High Street. This impressive period property, which was formerly part of the historic 'bank' house, presents a fantastic opportunity for first-time buyers and those looking to downsize.

Upon entering, a secure entry system welcomes you into the well-maintained shared vestibule and hallway, where the property's impressive period features create a warm and inviting atmosphere.

The apartment itself boasts high ceilings throughout, contributing to an open and airy ambiance. The layout includes a spacious rear-facing lounge with two large windows that flood the space with natural light, a kitchen/diner perfect for entertaining, a well-appointed bathroom, and a generously sized king-size bedroom complete with built-in double wardrobes. Ample storage options throughout the flat ensure both comfort and convenience in this delightful space. The property also offers an allocated parking space.



The property is conveniently located within the popular town of Biggar which provides a variety of general shops, cafes and restaurants whilst for education, there are highly regarded primary and secondary schools. Biggar is approx 29 miles from Edinburgh and approx 42 miles from Glasgow, both of which provide all the shopping, leisure and cultural facilities you would expect of Scotland's largest cities. Biggar has a good range of leisure facilities including parks, tennis courts, bowling green, cricket, rugby and golf clubs, with additional nearby parkland golf courses at Lanark, Carnwath, West Linton and Cardrona.

602.00 sq ft | EER = E



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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.