

campbell  
smith



Sunnyside,  
3 South Back Road,  
Biggar,  
ML12 6AL

- Detached cottage offering great potential
- Generous corner plot
- Well stocked garden enjoying lovely view
- Entrance porch
- Hall with built-in storage
- Sitting room
- Garden room
- Dining kitchen
- Master bedroom with en suite wc
- Second bedroom
- Bathroom with white three piece suite and separate shower
- Gas central heating
- Double glazing
- Mature east facing garden & patio, rear courtyard
- Gated drive

Offers Over : £240,000









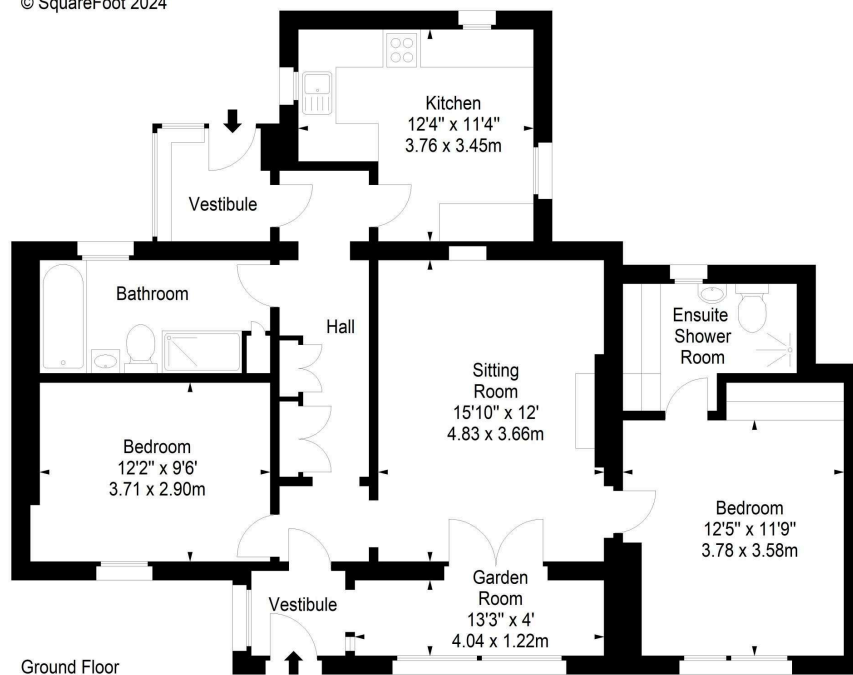




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Biggar,  
South Lanarkshire, ML12 6AL



Approx. Gross Internal Area  
1020 Sq Ft - 94.76 Sq M  
For identification only. Not to scale.  
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[camsmith.co.uk](http://camsmith.co.uk)

+ Extras  
No warranty is given regarding the services, systems or any appliances

 Buses  
High Street - 91, 101, 101A, 102

 Shops  
High Street, Co-op on Station Road

 Schools  
Biggar PS, Biggar HS

 Parking  
Gated drive

 Council Tax Band - D

 EPC - D

 Factor  
None

 Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.