

Peebles

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Offers Over £230,000

CULLEN KILSHAW
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3 & 4 Loanfoot Cottages, Skirling, Biggar, ML12 6HD



Dating from around 1880, 3 and 4 Loanfoot Cottages comprise adjoining one-bedroom cottages extending to approximately 47 m² and 44 m² respectively. Constructed of traditional solid stone, the properties retain their period character and occupy a pleasant village setting.

3 Loanfoot Cottage is a mid-terraced cottage extending to approximately 47 m², whilst 4 Loanfoot Cottage is an end-terraced cottage extending to approximately 44 m². Both properties benefit from a shared courtyard to the rear, a grassed area to the front providing informal parking, and a shared area of garden ground located across the road. A range of brick-built stores is situated adjacent to No. 4.

The cottages require modernisation throughout and offer considerable potential for improvement. Subject to the necessary consents, there may be scope to combine the two properties into a single dwelling and/or extend, creating a larger family home within this desirable rural location.

Both properties are Category C Listed and are situated within the Skirling Conservation Area.

The current Home Report valuations are £110,000 for No. 3 Loanfoot Cottage and £120,000 for No. 4 Loanfoot Cottage, providing a combined valuation of £230,000.

Skirling is a picturesque Borders village offering a peaceful rural lifestyle whilst remaining conveniently accessible to Biggar and the wider transport network, with Edinburgh and Glasgow both within commuting distance.

Accommodation Details:

LOANFOOT COTTAGE 3 & 4

- * Entrance Hallway
- * Living Room
- * Bedroom
- * Rear Hallway
- * Kitchen
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Electric storage heating
- * Single glazing
- * Brick built outbuildings
- * Shared garden ground between 3 & 4 Loanfoot Cottages

3 4 Loanfoot Cottages, Skirling, Biggar, ML12 6HD



Approximate Gross Internal Area = 88.7 sq m / 955 sq ft

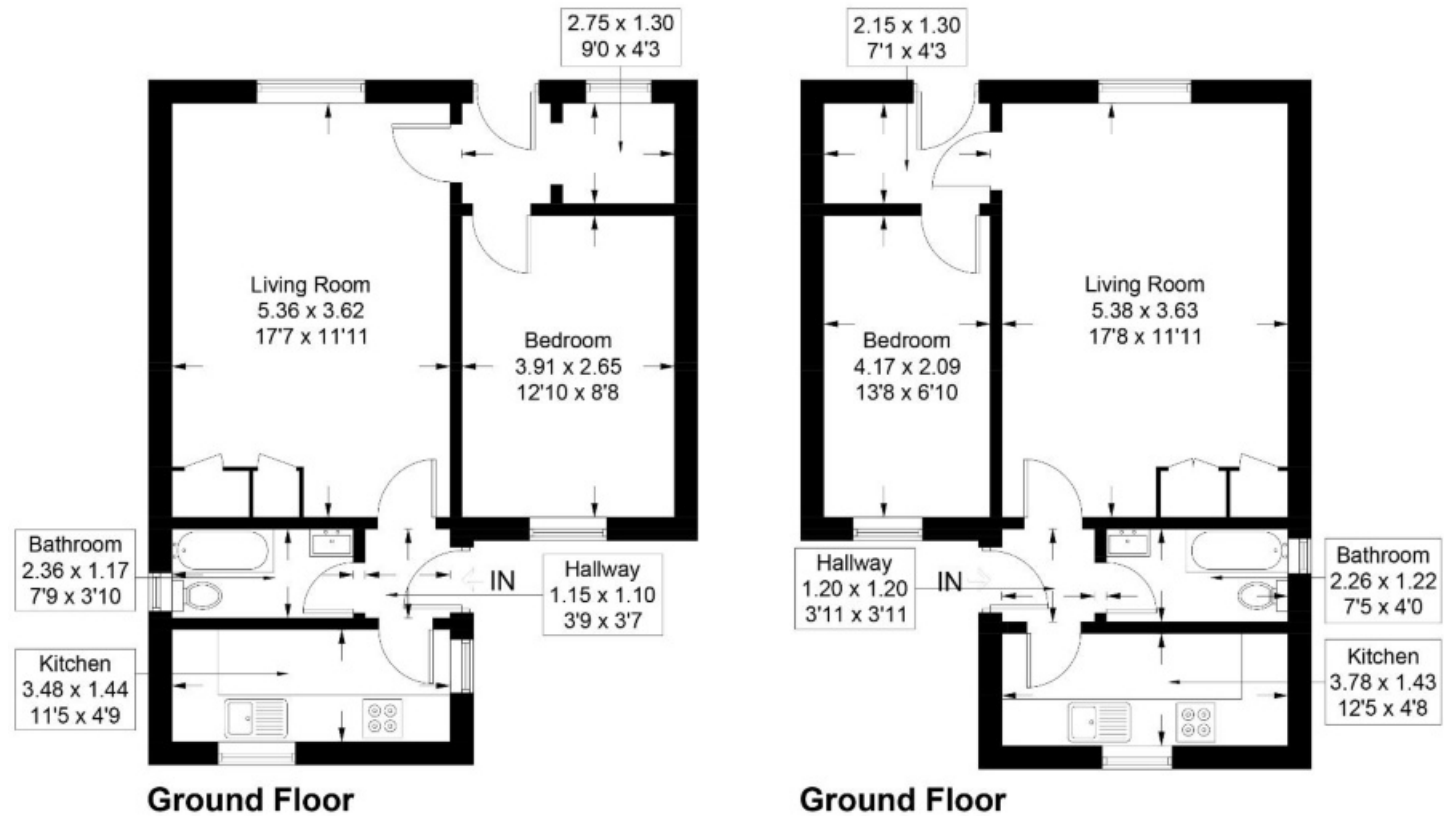


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308064)

Situation

The small and picturesque village of Skirling is situated just two miles north of the historic market town of Biggar on the edge of the Southern Uplands and 24 miles south of Edinburgh City bypass. Ideally placed for those seeking a more rural lifestyle with the benefit of being within easy reach of good commuter links. Primary schooling is available at Broughton and Biggar and secondary schooling at Biggar or Peebles. Biggar's old medieval market town offers a full range of amenities and excellent selection of independent shops including: book, toy and craft stores, groceries, bakeries, florists, award winning fish and chips, the infamous Taylors of Biggar ice cream, post office, pubs and doctor surgery. There are an abundance of outdoor pursuits to explore, with Tinto Hill and Coulter Fell being among the many routes popular with hill walkers. Places of interest include a Puppet Theatre, Little Sparta Gardens and Art Museum, Biggar Gasworks, Upper Clydesdale Museum, Shieldhill Castle and Carmichael Estate. The area is well renowned for the world class salmon fishing in the nearby River Tweed and mountain biking at Glentress and Innerleithen.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains water, electricity and drainage.

EPC

3 Loanfoot Cottages - Band F
4 Loanfoot Cottages - Band E

Council Tax

Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.