



AB Properties

Hillhead Howgate Road
, Roberton, ML12 6RS

Offers over £369,995







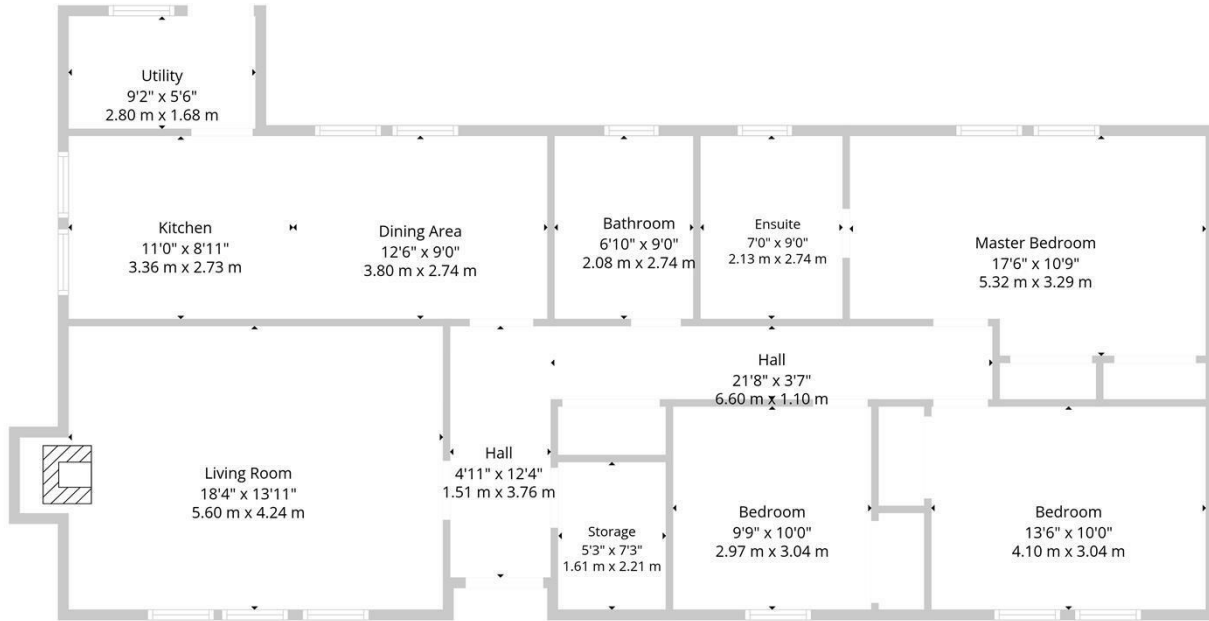
Set amidst the rolling South Lanarkshire countryside in the picturesque village of Roberton, this impressive detached bungalow offers spacious and versatile accommodation extending to approximately 1,259 sq ft (117 m²). Occupying a generous plot with attractive lawned gardens, private driveway parking and open rural views, the property provides an excellent opportunity for those seeking peaceful country living while remaining within easy reach of the popular market town of Biggar and its extensive amenities.

The accommodation is thoughtfully arranged on one level and comprises a welcoming entrance hall, a bright and generously proportioned living room, a separate dining area ideal for family meals and entertaining, and a well-appointed kitchen with adjoining utility room. The principal bedroom is particularly spacious and benefits from an ensuite shower room, while two further double bedrooms are served by a family bathroom. Additional storage accommodation enhances the practicality of the home.

Externally, the property enjoys substantial garden grounds laid mainly to lawn, offering ample space for outdoor recreation, gardening and family enjoyment. The elevated setting provides attractive views across the surrounding countryside, while traditional stone boundary walls and mature landscaping add to the property's rural charm and character.

Located in Roberton and only a short drive from Biggar, the property combines the tranquillity of a rural setting with convenient access to a wide range of local amenities, including shops, schools, cafés, restaurants and leisure facilities. This appealing bungalow will be of interest to families, retirees, downsizers and anyone looking to enjoy a peaceful lifestyle in one of South Lanarkshire's most scenic locations.



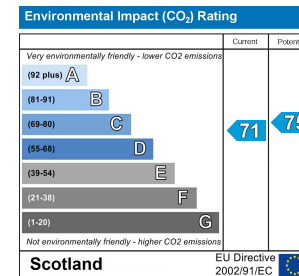
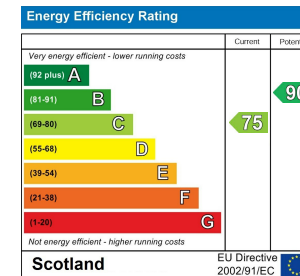


TOTAL: 1259 sq. ft, 117 m2
 Ground floor: 1259 sq. ft, 117 m2
 EXCLUDED AREAS: STORAGE: 38 sq. ft, 4 m2, UTILITY: 51 sq. ft, 5 m2, WALLS: 90 sq. ft, 8 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk