



22 Main Street

Newbigging

Situated in the charming rural hamlet of Newbigging, close to the village of Carnwath. This charming, terraced cottage has been the subject of significant renovation and offers potential buyers all the charm of a traditional property whilst enjoying modern comforts normally only found in a new build property. This stone cottage under slate roof is entered from the front into an entrance hallway with storage cupboard which gives access to all the apartments within. To the left is the main living room with an electric fire providing a focal point to the room. To the right is the double bedroom. At the rear of the home is a well-proportioned, newly installed, kitchen with electric oven, hob, washing machine and fridge/freezer. This room also has views over the rear garden. The bathroom is again recently fitted in a modern style with suite comprising, W.C, wash hand basin and double walk-in shower. There is also a floored attic accessed via a pull-down timber ladder providing excellent storage or offering potential space for a home office.

Externally there is a large garden to the rear with an open aspect over the surrounding countryside and a large outbuilding which has been insulated provides excellent garden storage or potential for a home gym.

As part of the renovation a newly installed electric heating system was fitted which is aided by the installation of solar panels and additional wall insulation boosting the homes energy efficiency.

- Terraced Cottage
- One Bedroom
- Floored Attic
- Recently Renovated
- Large Garden
- Versatile Outbuilding







Approximate total area⁽¹⁾

49.9 m²
538 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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