



ABProperties



76 Dumfries Road
Elvanfoot, Biggar, ML12 6TF

Offers over £249,500







Situated in the peaceful rural hamlet of Elvanfoot, 76 Dumfries Road is a charming three-bedroom Edwardian home offering idyllic country living with the convenience of close access to the M74 motorway. Set within extensive gardens and enjoying uninterrupted countryside views, this property presents a wonderful opportunity to create a forever home.

The accommodation includes a spacious rear porch leading into a country-style kitchen installed five years ago, complete with electric stove cooker and separate pantry. The kitchen flows into a generous dining area with an adjoining room currently used as a home office. The front-facing lounge features a wood-burning stove, while a bright sunroom provides a relaxing additional living space. A modern shower room with large walk-in shower completes the ground floor.

Upstairs, the principal bedroom enjoys high ceilings and open views, with two further double bedrooms, one of which offers potential for an en-suite thanks to existing plumbing. A floored attic provides excellent additional storage.

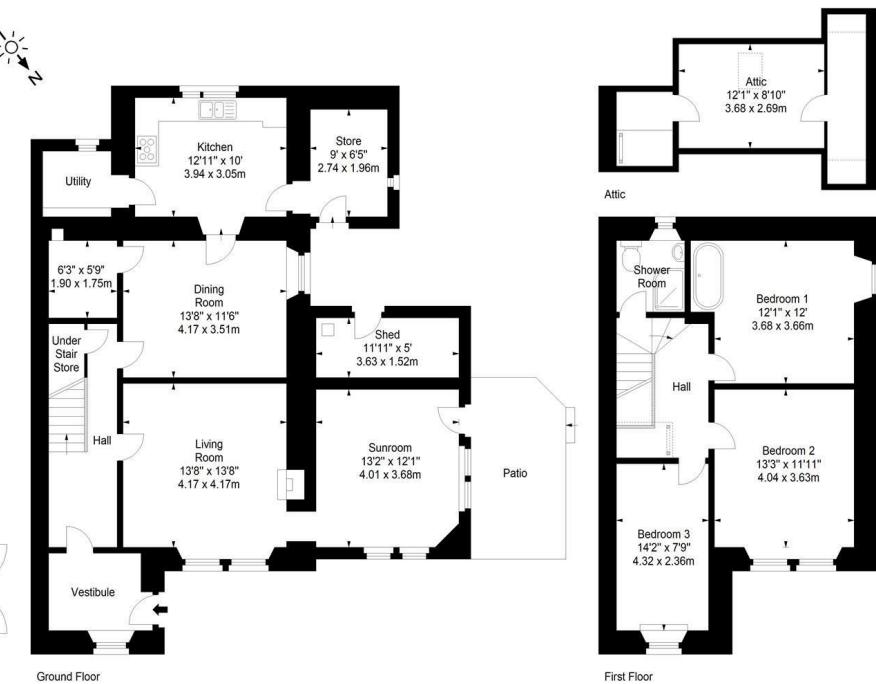
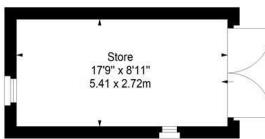
Retaining beautiful period features such as natural wooden doors and high ceilings, the home also benefits from fibre broadband. Externally, there are generous gardens to the front and rear, a long gated gravel driveway, patio area and garage/shed.

Early viewing is highly recommended to appreciate the setting, space and character on offer.

Dumfries Road,
Elvanfoot,
Biggar,
South Lanarkshire, ML12 6TF



Approx. Gross Internal Area
1639 Sq Ft - 152.26 Sq M
(Including Store)
Attic
Approx. Gross Internal Area
188 Sq Ft - 17.47 Sq M
Shed & Store
Approx. Gross Internal Area
220 Sq Ft - 20.44 Sq M
For identification only. Not to scale.
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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Scotland			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
Scotland			

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.

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