



**END TERRACED VILLA IN QUIET CUL DE SAC**  
**2 KNOCKLEA PLACE, BIGGAR, ML12 6DZ**  
**OFFERS OVER £99,000**

SOLICITORS  
*Smial AND Ewart*  
ESTATE AGENTS



## ACCOMODATION COMPRISES:-

- ENTRANCE HALL
- KITCHEN
- LOUNGE
- MASTER BEDROOM
- SECOND DOUBLE BEDROOM
- BATHROOM
- FRONT & REAR GARDEN
- GALVANISED STEEL PANELLED GARAGE
- GARDEN SHED
- GREENHOUSE
- OFF STREET PARKING

## LOCATION

The property is located within a quiet cul de sac in a popular residential area in the pretty thriving market town of Biggar. Biggar benefits from a variety of general and specialist shops together with wonderful leisure and recreational facilities including parks, golf course, tennis courts and well patronised bowling and rugby clubs. More extensive shopping and leisure facilities can be found in nearby Lanark which also has excellent rail links to Glasgow. Biggar is ideally located for commuting to either Edinburgh or Glasgow which are both easily reached by car within an hour.

## THE PROPERTY

Viewing is essential to fully appreciate this end terraced villa situated on a good sized end plot with scope to extend subject to the necessary local authority consents. The property is in good order throughout with all floor coverings, blinds and curtains included in the sale. The property also benefits from gas central heating and double glazed windows throughout. The property also benefits from front and rear gardens, galvanised steel garage, garden shed, greenhouse and sky dish. The property would be ideal for a family, first time buyer or buy to let investor.

## ACCOMODATION

### ENTRANCE HALL 3.40m x 0.94m (11'2" x 3'1")

The entrance hallway is entered via a UPVC door and is naturally lit by a window to the front. The hall is neutrally decorated with laminated flooring and useful built in hanging space and large under stair storage cupboard. Stairway to upper level. Radiator.

### LOUNGE 6.62m x 3.22m (20'6" x 10'7")

Exceptionally spacious lounge with sufficient space for open plan dining area. Large windows to the front and rear provide good natural light. Gas fire with built in surround. Radiator.

### KITCHEN 3.15m x 2.69m (10'4" x 8'10")

Bright fitted kitchen with large window to the rear. Floor and wall mounted units with complimentary worktops and tiled splash back. Stainless steel sink and drainer. Plumbed for automatic washing machine. Free standing cooker with extractor fan. Laminate flooring. Radiator. UPVC partially glazed door leading to the rear garden. The cooker and washing machine are included in the sale but no warranties are provided.

### MASTER BEDROOM 4.11m x 2.80m (13'6" x 9' 2")

Spacious bright double bedroom with large window, built in mirror wardrobes and partially shelved storage cupboard. Carpet. Radiator. Telephone and television point.

### BEDROOM TWO 3.37m x 3.39m (12'3" x 11'1")

Spacious second double bedroom with large shelved fitted storage with louver doors. Large window to the rear of the property. T.V. point. Radiator.

### BATHROOM 1.97m x 1.70m (6'5" x 5'6")

Bathroom with three piece grey suite comprising bath, wash hand basin and W.C. Partially tiled with electric shower over bath. Fitted storage unit. Radiator.

### GARAGE

The property has a separate single garage constructed from galvanised steel panels with concrete floor and a workshop area to the rear. The garage benefits from power and water. A useful outside tap is located on the side of the property.

### GARDEN

The property benefits from a pretty ornamental garden to the front with well stocked borders and a paved and chipped drying area to the rear. The property also benefits from a garden shed with power and light, a greenhouse, raised vegetable plots and off street parking.

### EXTRAS

Included in the sale are all carpets, fixed floor coverings, curtains, blinds, kitchen appliances (no warranty provided) and light fittings.

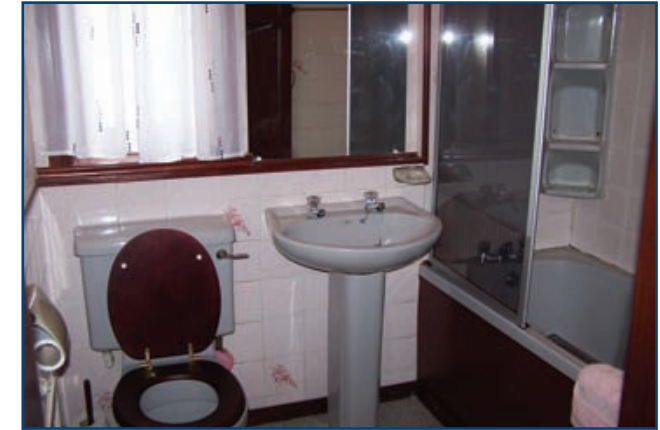


## VIEWING

Viewing strictly by appointment with the selling agents Smail & Ewart on 01899 220058. Evenings and weekends 0141 572 7666

## EPC RATING D

These sales particulars while carefully prepared are not warranted as accurate and do not form part of any contract of sale. Prospective purchasers should have their own Solicitors examine a property's title deeds in order to confirm the exact boundaries and other particulars of the property being sold. All measurements given are approximate and are not warranted. Interested parties should have their own Solicitors note interest with ourselves in order that they might be kept advised. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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