2 Burnfoot Cottage, Kilbucho, Biggar ML12 6JH
Extremely well presented semi-detached villa within a picturesque rural setting enjoying superb uninterrupted views of the surrounding countryside. The property has been tastefully decorated, finished to a high standard and benefits from spacious accommodation with potential for further extension, (subject to consents). Situated just 3 miles from Biggar and ideally placed within easy reach of good commuter links.

Accommodation Details:

GROUND FLOOR

Entrance Hallway  
Livingroom with multi-fuel stove  
Kitchen  
Bathroom  
Conservatory

FIRST FLOOR

Landing  
Three double Bedrooms  
Fully floored Attic with Ramsay ladder

ADDITIONAL INFORMATION

Oil fired central heating  
Double glazing  
Detached Single Garage  
Driveway  
Gardens to front, side and rear  
Wood Store  
Garden Shed

VIEWING IS A MUST TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.

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Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft

Illustration for identification purposes only; measurements are approximate, not to scale. floorplansUsketch.com © (ID570335)

SITUATION:

Biggar is a very popular Southern Uplands country town ideally located within commuting distance of both Edinburgh and Glasgow along with other towns of South Lanarkshire. Biggar has a thriving High Street with a number of sporting facilities including Biggar’s Golf, Bowling and Rugby Clubs along with the tennis courts and boating pond. Further afield there are a number of additional outdoor pursuits including hillwalking, mountain biking, trout and salmon fishing and country pursuits. Highly regarded schooling is available at nearby Broughton Primary or Biggar Primary, and secondary schooling at Peebles High or Biggar High. Biggar is well connected by a regular bus service to Edinburgh, Glasgow and Lanark.

Fixtures and Fittings:

Included in the sale are: fitted carpets, floor coverings, light-shades, cooker, washing machine, dishwasher, fridge, freezer, wood store shed and double door garden shed. The condition of any white goods remaining will not be guaranteed.

Services:

Mains electricity, private drainage and water supply. Oil-fired central heating.

EPC:

E

Viewings:

By Appointment with Selling Agents.

Council Tax:

Band C

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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01836 863 202
Hawick, Tel 01450 3723 38
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

Full members of:

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.