

1 Woodilee

BROUGHTON, BIGGAR, SOUTH LANARKSHIRE, ML12 6GB



IMMACULATE FOUR-BED DETACHED HOME, SET IN THE CHARMING LOCATION OF BROUGHTON; NEAR BIGGAR, WALK-IN CONDITION, DETACHED GARAGE, FANTASTIC GARDENS, STUNNING VIEWS



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We are delighted to offer to the market this immediately impressive four-bedroom detached property. This beautiful home is set in a great location which is ideal for any family and given the care and the upgrades that have been lavished upon the property, it's clear to see it's presented in absolutely immaculate condition.

THE PROPERTY

The accommodation comprises of a welcoming hallway featuring a beautiful sweeping staircase leading to the upper bedrooms. The bright and airy lounge is a great size and contains a log burner as the focal point. Given the shape of the room, it easily accommodates a workstation/home office desk and it's evident it would suit a range of furniture configurations. It's immediately apparent to viewers the design of the home makes great use of the natural available light to create a bright, free-flowing living space, which is a joy to experience.



THE PROPERTY

The large kitchen/diner looks fantastic, benefitting from a very striking island unit and finished in a beautiful range of units in natural wood tones. Appliances include an electric oven, gas hob, cooker hood an integrated microwave, dishwasher and a free-standing American-style fridge freezer. It's clear to see the kitchen has been designed with style and functionality in mind and it offers a very efficient workspace. The kitchen is filled with natural light and leads into the family room with log burner and formal dining area.



“...including a roll top bath, bowl sink, quadrant shower cubicle with mains-fed shower and a chrome towel radiator...”

THE PROPERTY

The tiled family bathroom is beautifully presented. It's bright and fresh and contains a white suite, including a roll top bath, bowl sink, quadrant shower cubicle with mains-fed shower and a chrome towel radiator.



THE PROPERTY

There are four spacious bedrooms in this lovely home, all four have more than ample space for free-standing furniture. The master bedroom benefits from a stunning en-suite, beautifully tiled with a standalone shower enclosure with a mains-fed shower.

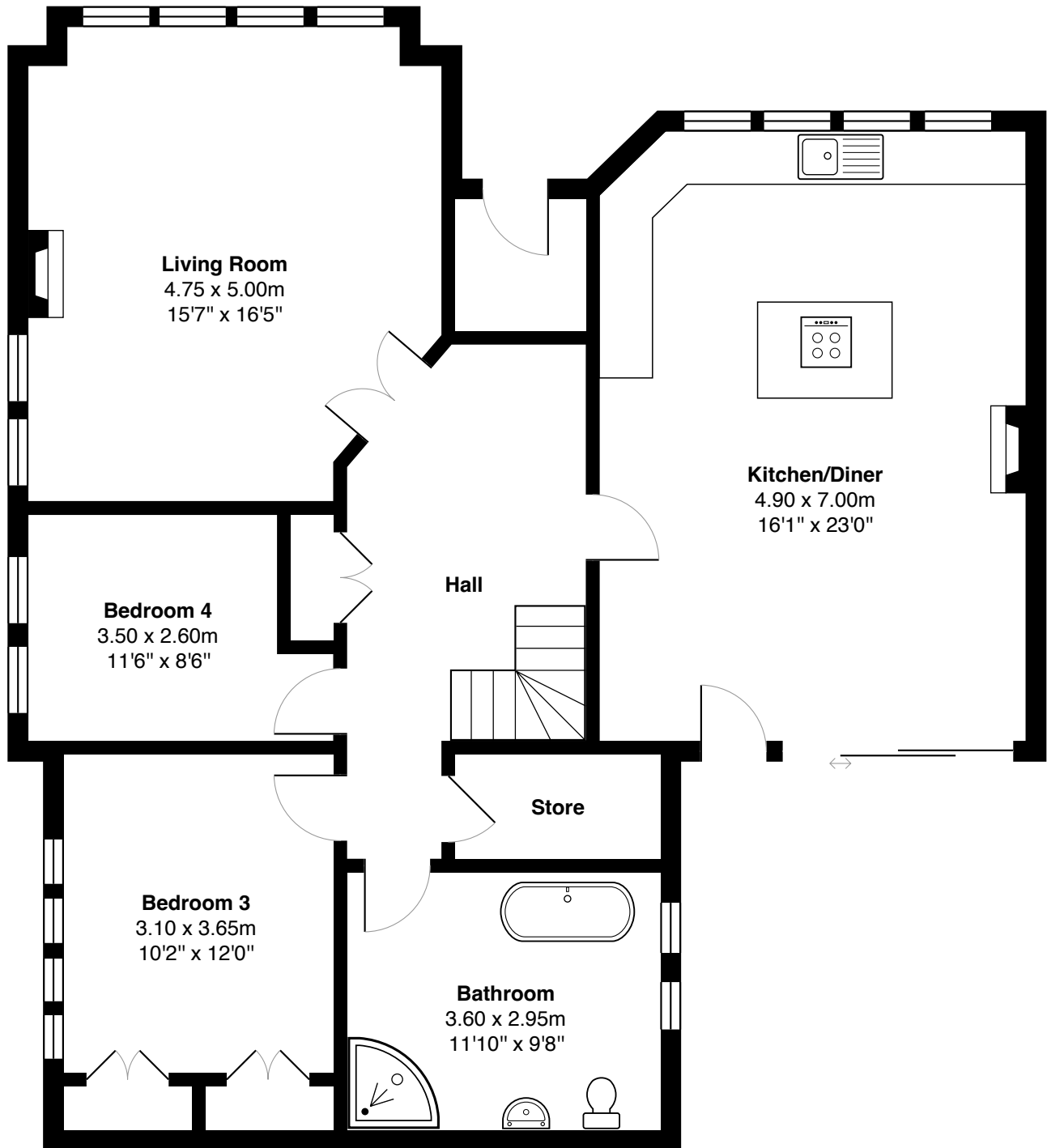
The property is kept warm and comfortable with double glazing, two log-burners and oil-fired central heating.





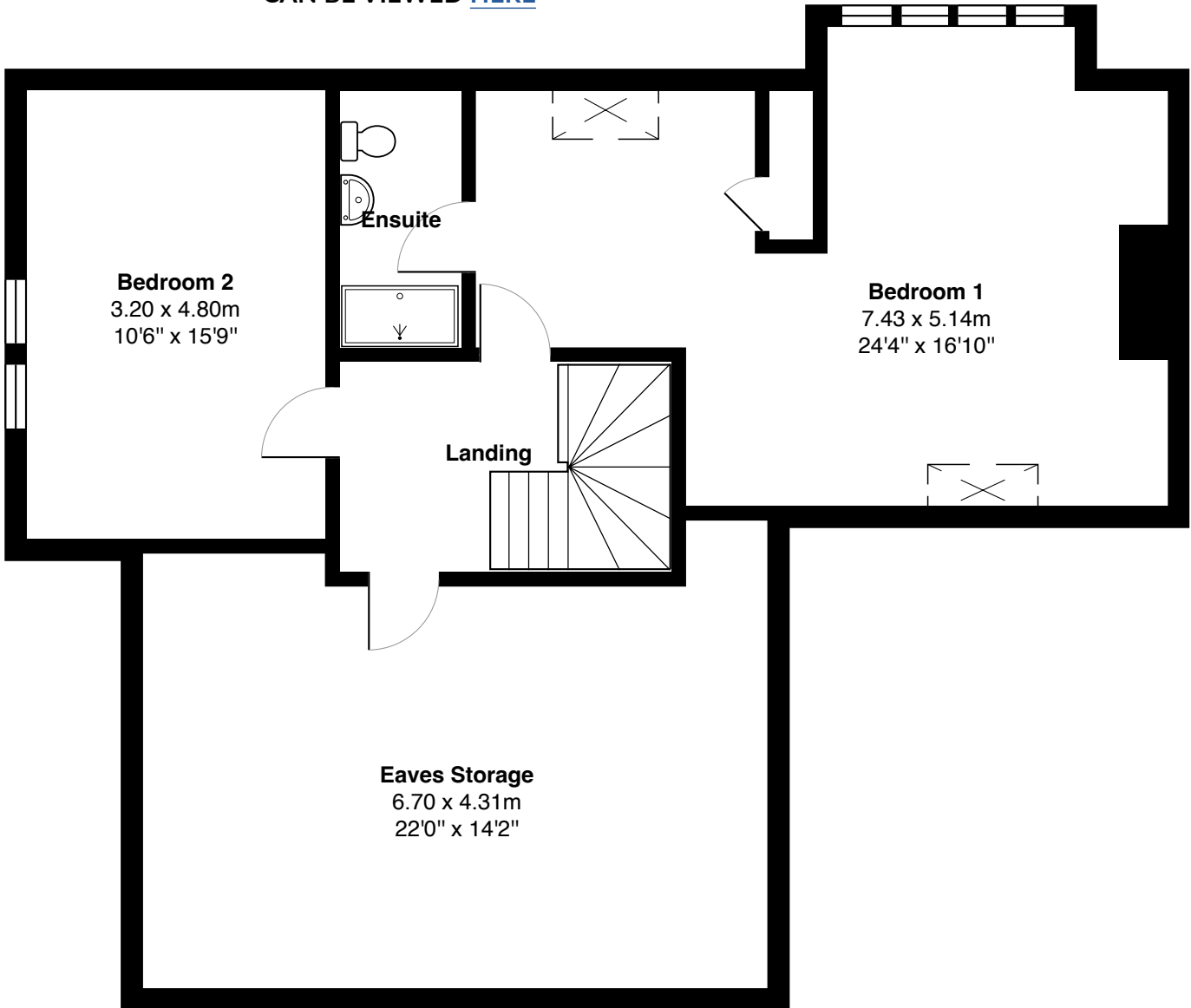






Gross internal floor area (m²): 166m²
EPC Rating: C

THE VIRTUAL TOUR OF THE PROPERTY
CAN BE VIEWED [HERE](#)



THE EXTERIOR

There's a detached brick-built garage for anyone who likes to tinker with a hobby or seeks a workshop space. Parking is provided on the driveway to the side of the property. Being a corner plot, the gardens are extensive and beautifully presented, there's a shed and an extensive sun deck to enjoy plenty of sun on summer days.

Early viewing is an absolute must for anyone seeking an immaculate, stylish and highly desirable family home, set in a unique and charming location with all the hard work already done.



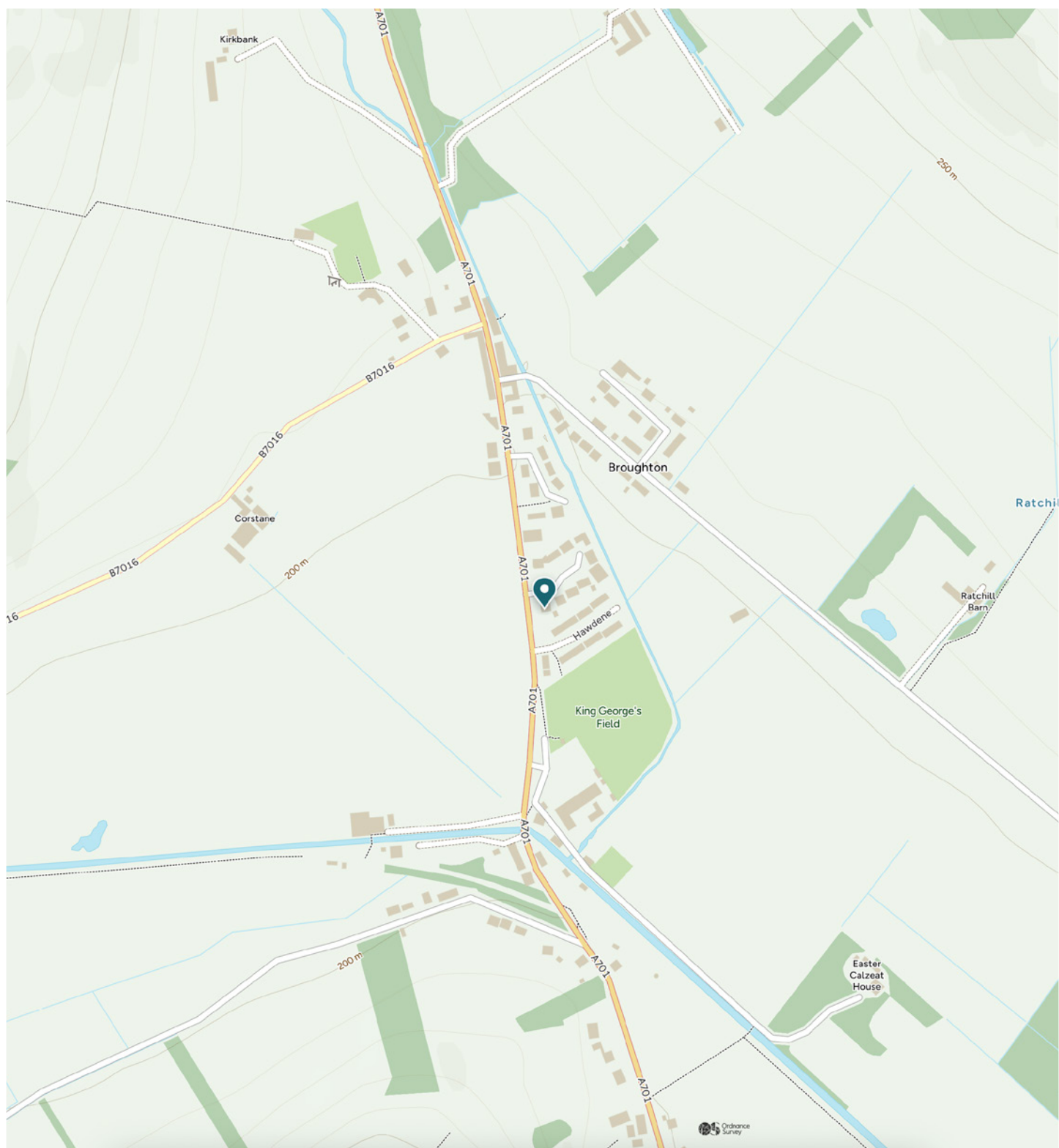
THE LOCATION

No1, Woodilee, in the charming village of Broughton is only a ten-minute drive to the beautiful town of Biggar. With stunning scenery all around and other large towns of Lanark and Peebles both only fifteen miles away, it offers real peace and quiet but with the added benefit of easy access to local amenities.

Biggar itself benefits from a wide range of amenities including a Sainsbury's, Hospital, butcher, baker, pubs, Co-op, Post office and an Indian restaurant.

The main motorway links are also close at hand, meaning Glasgow and Edinburgh are also easily accessible on a daily basis. Excellent schooling is available at Broughton Primary (four miles) and Peebles High School.





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