

3 Colliehill Road

BIGGAR, SOUTH LANARKSHIRE, ML12 6PN



*THREE-BEDROOM
DETACHED FAMILY BUNGALOW*



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We are delighted to introduce to the market, this three-bedroom detached family bungalow. This is a very rarely available property, given it's a modern, spacious bungalow in need of a light upgrade and with tremendous further development potential.

The property offers great flexibility for any family or retiree to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet setting, within the family-friendly and ever-popular town of Biggar. The surrounding gardens offer a particularly private outdoor space, and the property has been carefully and thoughtfully designed with individuality and easy free-flowing space in mind.

The accommodation consists of an entrance vestibule and hallway, giving the viewer a hint that the property has been built to excellent proportions. The spacious lounge has all the hallmarks of a great room; spacious proportions, lots of natural light flooding in, along with space that will cater for furniture in many configurations. The space is very pleasing and offers the ideal place to relax.





The kitchen/diner is currently fitted in a range of wooden units and makes a real 'hub' for the home. It features a gas hob, electric oven, fridge freezer and space for a dishwasher. Adjacent to the kitchen, we have a utility room, an ideal space to deal with the family's washing requirements.





The formal dining room offers excellent space for a large dining table, ideal for entertaining friends and family, on more formal dining occasions. Alternatively, it could make an ideal family room or home office.





The family Bathroom currently contains a toilet, sink, bath and quadrant shower enclosure. It is evident it needs a refit and a new bathroom suite would totally transform this space.



There are three spacious bedrooms in this unique home, all lovely and bright, with fitted wardrobes and all with plenty of room for free-standing furniture. The master bedroom is en-suite and contains a quadrant shower cubicle.

The house is always kept warm and comfortable via double glazing and gas central heating.







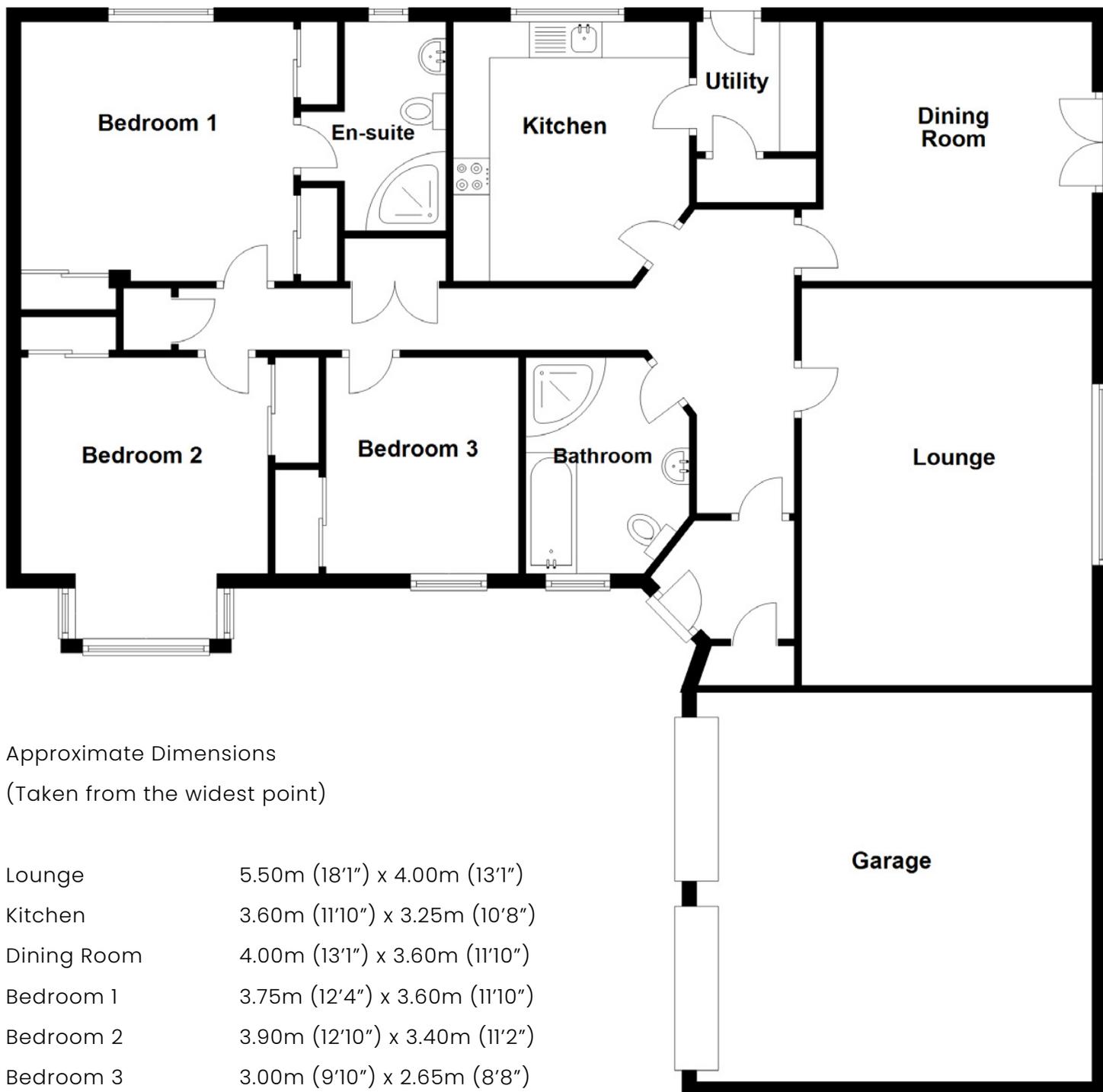
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	5.50m (18'1") x 4.00m (13'1")
Kitchen	3.60m (11'10") x 3.25m (10'8")
Dining Room	4.00m (13'1") x 3.60m (11'10")
Bedroom 1	3.75m (12'4") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 3.40m (11'2")
Bedroom 3	3.00m (9'10") x 2.65m (8'8")
Bathroom	3.00m (9'10") x 2.25m (7'5")
En-suite	2.90m (9'6") x 2.00m (6'7")
Utility	1.80m (5'11") x 1.65m (5'5")
Garage	5.45m (17'10") x 5.40m (17'8")

Gross internal floor area (m²): 124m²

EPC Rating: D

Good-sized gardens frame the property beautifully. The double garage offers great space for anyone who likes to tinker with a hobby or a potential garage conversion to a home gym or games room. A large driveway offers excellent off-road parking for many vehicles.

Some properties tick many boxes, and this is definitely one of them. For anyone with a flair for interior design, seeking a light upgrade opportunity, with further development potential, then this is possibly it. The property and the location offer a quality of life most families rarely get the chance to enjoy. Early viewing is strongly advised for anyone looking for a charming property, in a stunning location, with tremendous further potential.





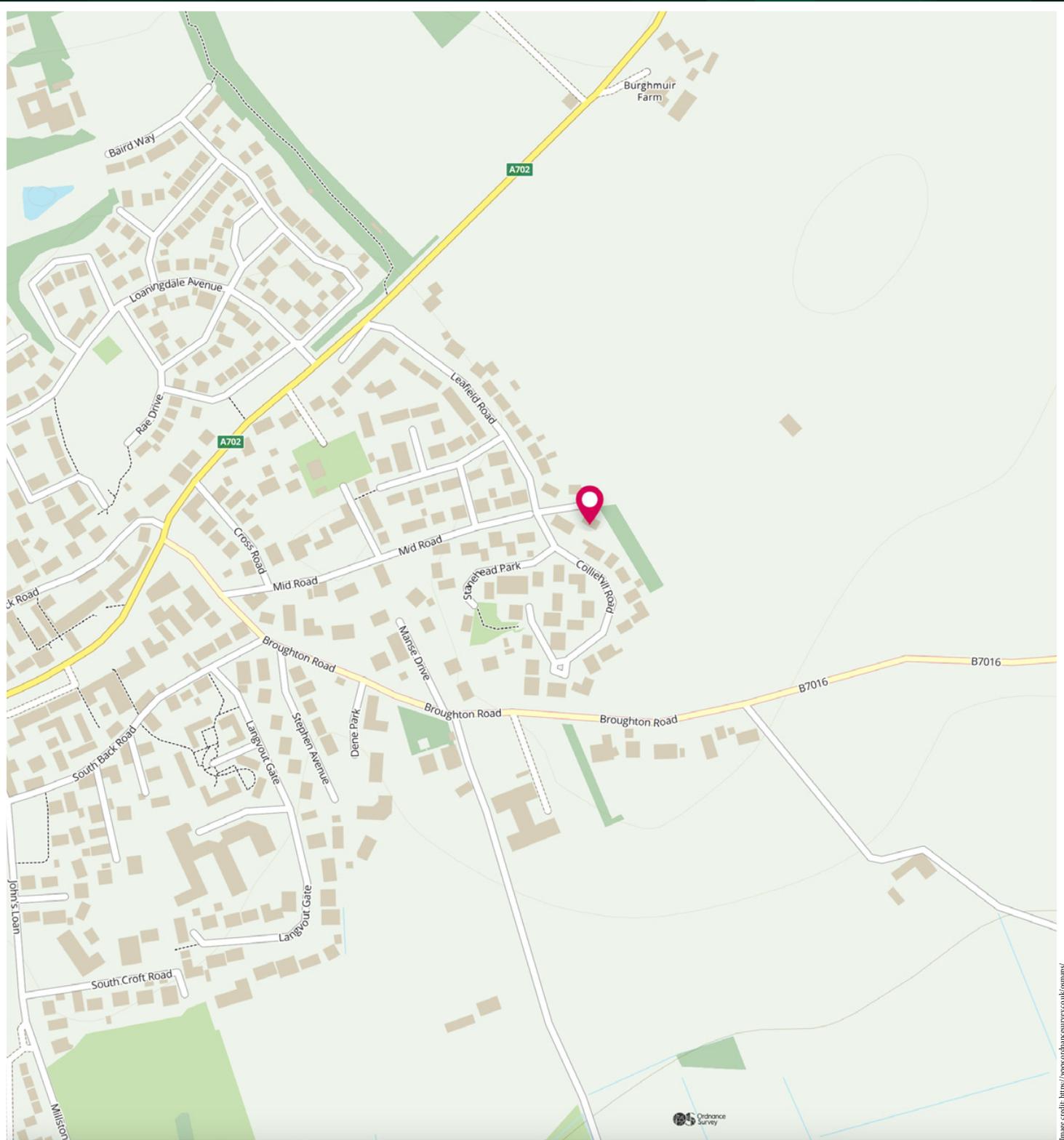


3 Colliehill Road is set in the beautiful town of Biggar. With stunning scenery all around and other large towns of Lanark and Peebles both only fifteen miles away, it offers real peace and quiet, but with the added benefit of easy access to local amenities.

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.

The Location



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