



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Utterly charming 2/3 bed end-terrace cottage, set in the beautiful village of Broughton by Biggar



We are delighted to bring to the market this completely idyllic two/three bedroom country cottage. This period property is full of real character and set perfectly in stunning scenery, beautifully nestled next to a stream and bridge with open views that will transport any viewer to a very peaceful place.

THE LOUNGE



The accommodation consists of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The room's double aspect windows ensure the maximum amount of natural light fills the room. From the exposed beams to the log burner the room feels so timeless, authentic and peaceful.

THE KITCHEN



The lovely dining/kitchen makes a fantastic hub around breakfast and dinner times. It's finished with a large range of white wood fitted units, with a stunning 'Esse' Range heating stove along with a separate integrated electric oven, hob and dishwasher. It makes a great space for any chef to serve up a marvellous meal. There's ample space for a good-sized dining table.





Accommodation on the ground floor is completed by a cloakroom WC which can accommodate the washing machine or tumble dryer along with the third bedroom which could also double as a study.

Upstairs the family bathroom is bright and fresh, finished with a white suite including an electric shower over the bath, ensuring there's always an instant supply of hot water for refreshing showers. There are a further two good sized bedrooms in this lovely home, both with ample space for free-standing furniture and period fireplaces intact.

The home is kept warm and comfortable via the 'Esse' stove heater and electric wall heaters.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3/STUDY



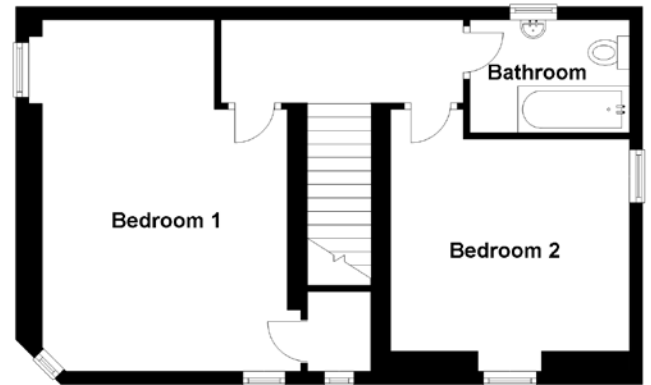
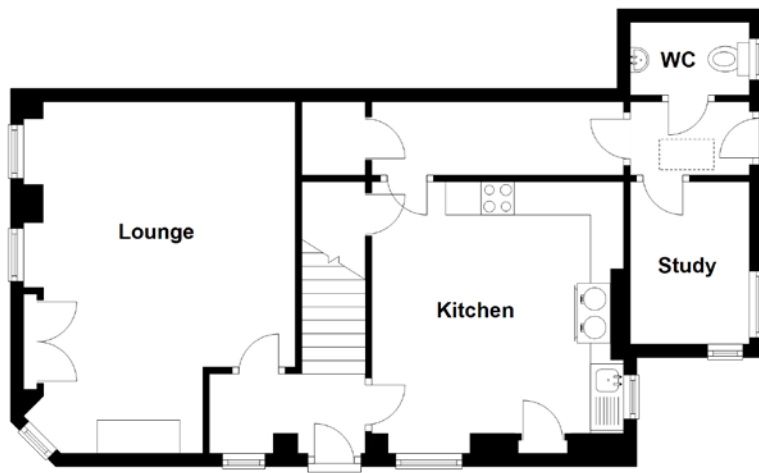
The low maintenance garden space is ideal for simply sitting by the stream and watching it meander its way past, it's a real joy and completely therapeutic. This captivating and charming home would make an ideal buy for so many people, from a small family to a retired couple or even someone that always dreamed of stepping back and letting the world get on with it, whilst they create their own perfect piece of heaven.

Some properties just tick all the boxes, this is definitely one of them. Early viewing is strongly advised for this beautiful property that's just waiting for new owners to call it 'home.' Part exchange available.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



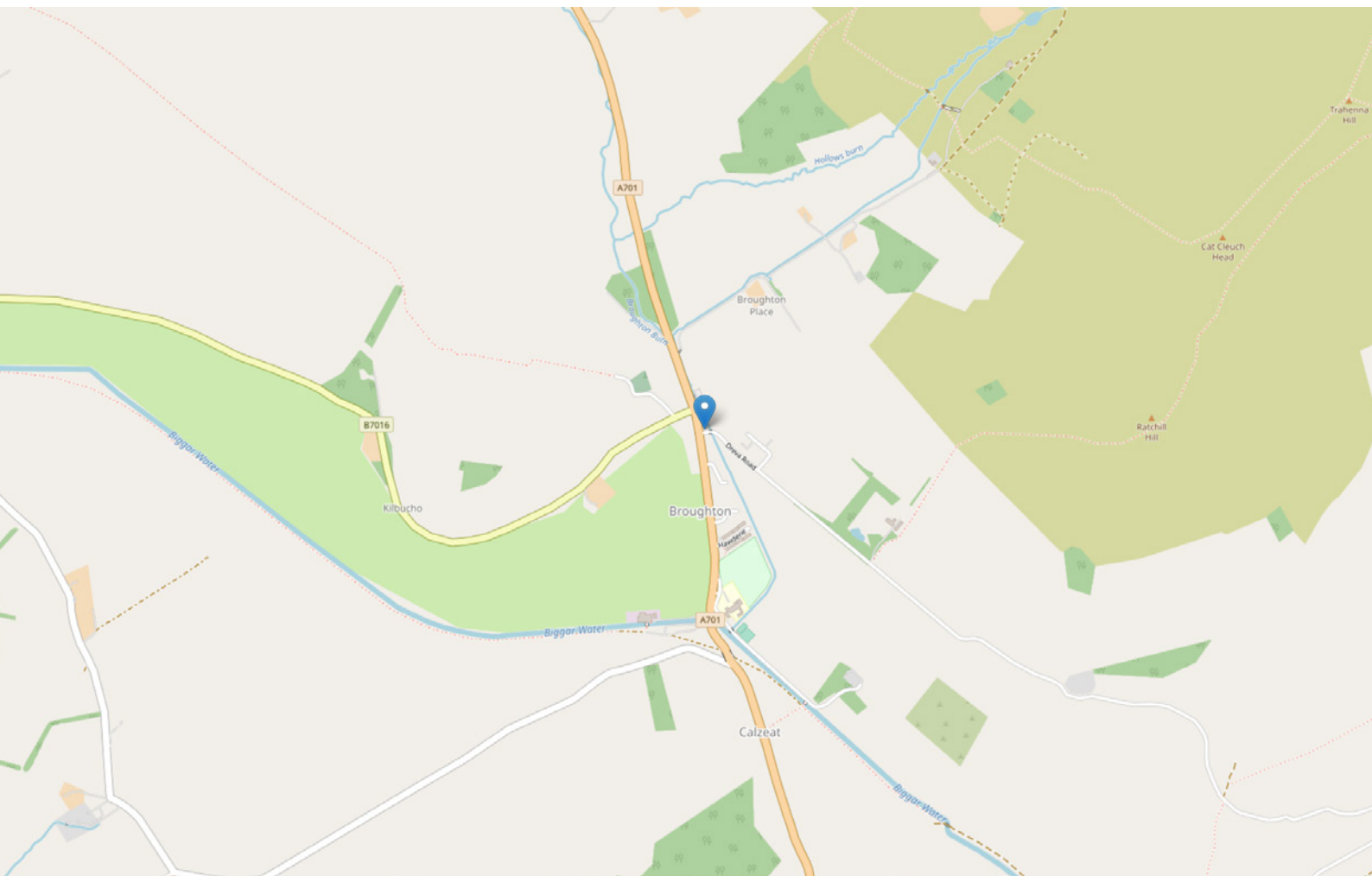
Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.80m (12'6")
Kitchen	4.10m (13'5") x 3.80m (12'6")
Study	2.45m (8') x 1.80m (5'11")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	5.30m (17'5") x 4.10m (13'5")

Bedroom 2	4.00m (13'1") x 3.80m (12'6")
Bathroom	2.40m (7'11") x 1.70m (5'7")

Gross internal floor area (m²): 102m²
EPC Rating: F

Buyer's Premium Value: £2400.00



THE LOCATION

'Crossford' 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.