

# 30 High Street

BIGGAR, SOUTH LANARKSHIRE, ML12 6BN



*A perfect family home for anyone seeking a better quality of life, set in the charming town of Biggar amid stunning countryside*



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We are delighted to bring to the market this completely idyllic four-bedroom, mid-Victorian period home. Dating back to 1853, this period property is full of real character and charm. Nestled beautifully for the last 170 years in this perfect end-terrace position, within the charming and ever-popular town of Biggar, only 12 miles from Lanark.

The accommodation has been extensively upgraded with over £30k recently spent by the current owners, taking the property to an immaculate standard. This includes new floorcoverings, blinds and designer vertical radiators. Viewers will experience a captivating period home that draws you in through its stone-built period charm, combined with modern convenience. The double-fronted stone facade and quoins, along with the twin pillared entrance, point to an earlier era when properties were designed and built to an excellent ornate standard of craftsmanship, seldom seen today.

# THE LOUNGE



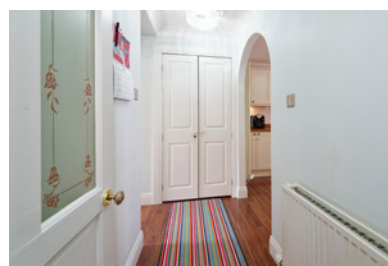
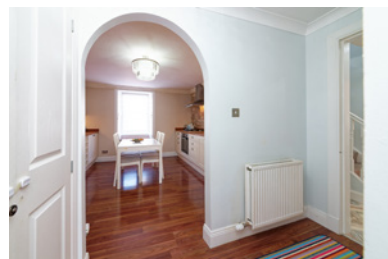
Upon entering the hallway viewers are greeted with a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The room is very relaxing and benefits from a log burner which creates the perfect cosy atmosphere that feels timeless, authentic and peaceful.



# THE KITCHEN & UTILITY



The lovely dining/kitchen makes a fantastic hub around breakfast and dinner times. It's finished with a large range of white and light wood fitted units, with a gas hob and electric oven. It makes a great space for any chef to serve up a marvellous meal. There's ample space for a good-sized dining table and the nearby utility room caters nicely for the washing requirements.





Accommodation on the ground floor is completed by a double bedroom and a shower room containing a large standalone shower cubicle with a mains shower unit.

# BEDROOM 1





# THE SHOWER ROOM

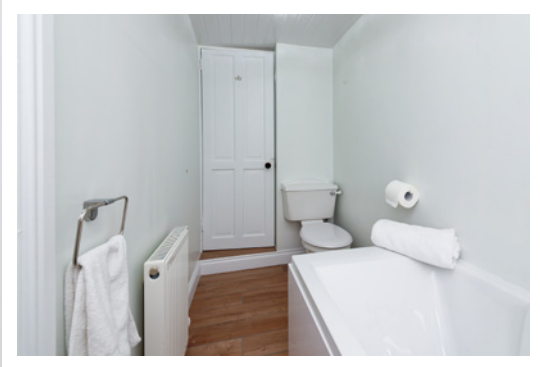






Upstairs the family bathroom is bright and fresh, finished with a white suite including a bath. There are a further three good-sized bedrooms in this lovely home, all with ample space for free-standing furniture, and two with charming fireplaces. The home is kept warm and comfortable via gas central heating.

## THE BATHROOM



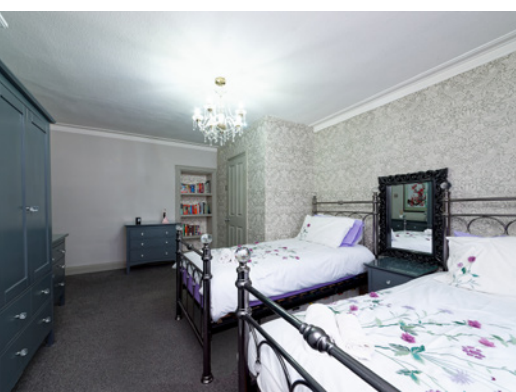


# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





The beautiful rear garden space is ideal for simply sitting and relaxing, private and completely therapeutic, it even contains an apple tree. There's parking and vehicle access to the rear next to the incredible home office/study cabin. Ideal for anyone who tinkers with a hobby. Planning permission has also been granted for an extension to the rear of the property.

This captivating and charming home would make an ideal buy for so many people, from a family to a couple or even someone who always dreamed of stepping back and letting the world get on with it, whilst they create their own perfect piece of heaven.

Some properties tick all the boxes, this is definitely one of them. Early viewing is strongly advised to anyone seeking an authentic and captivating Mid-Victorian property, with all the hard work already done. Part exchange available.

# EXTERNALS



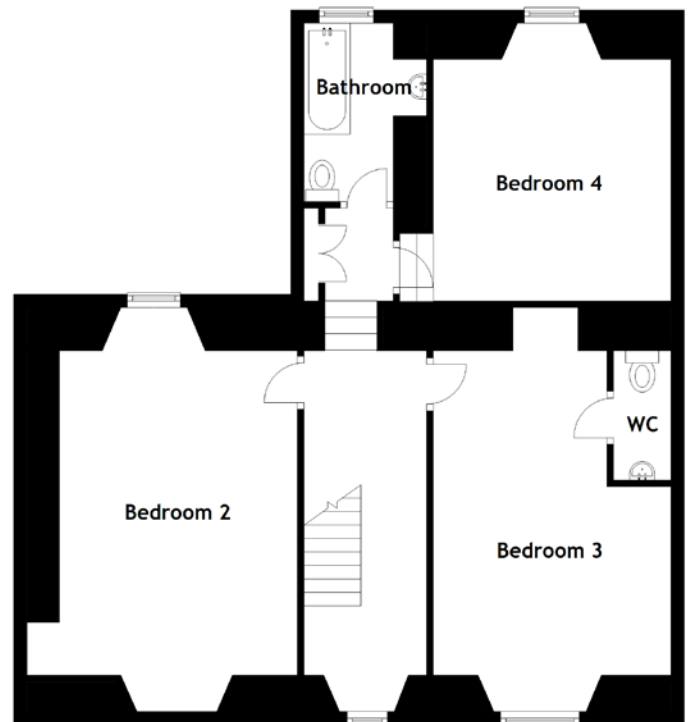
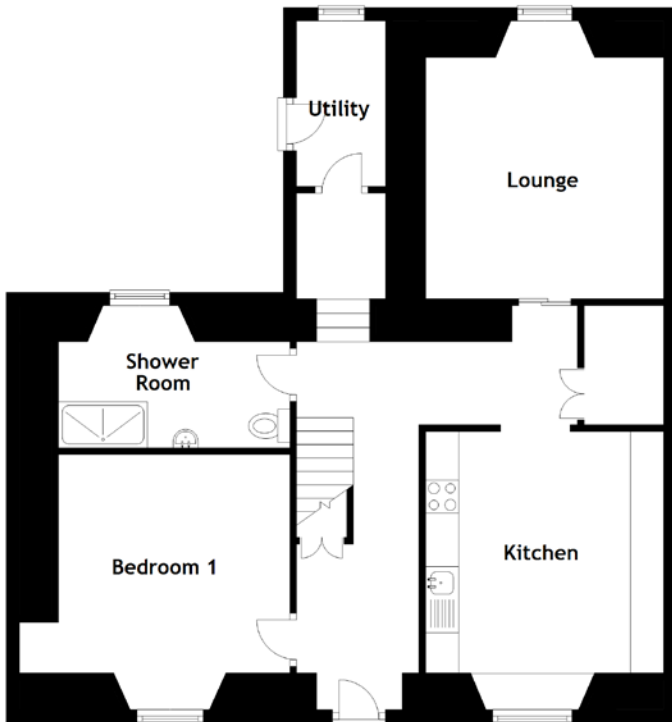


# THE OFFICE/CABIN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

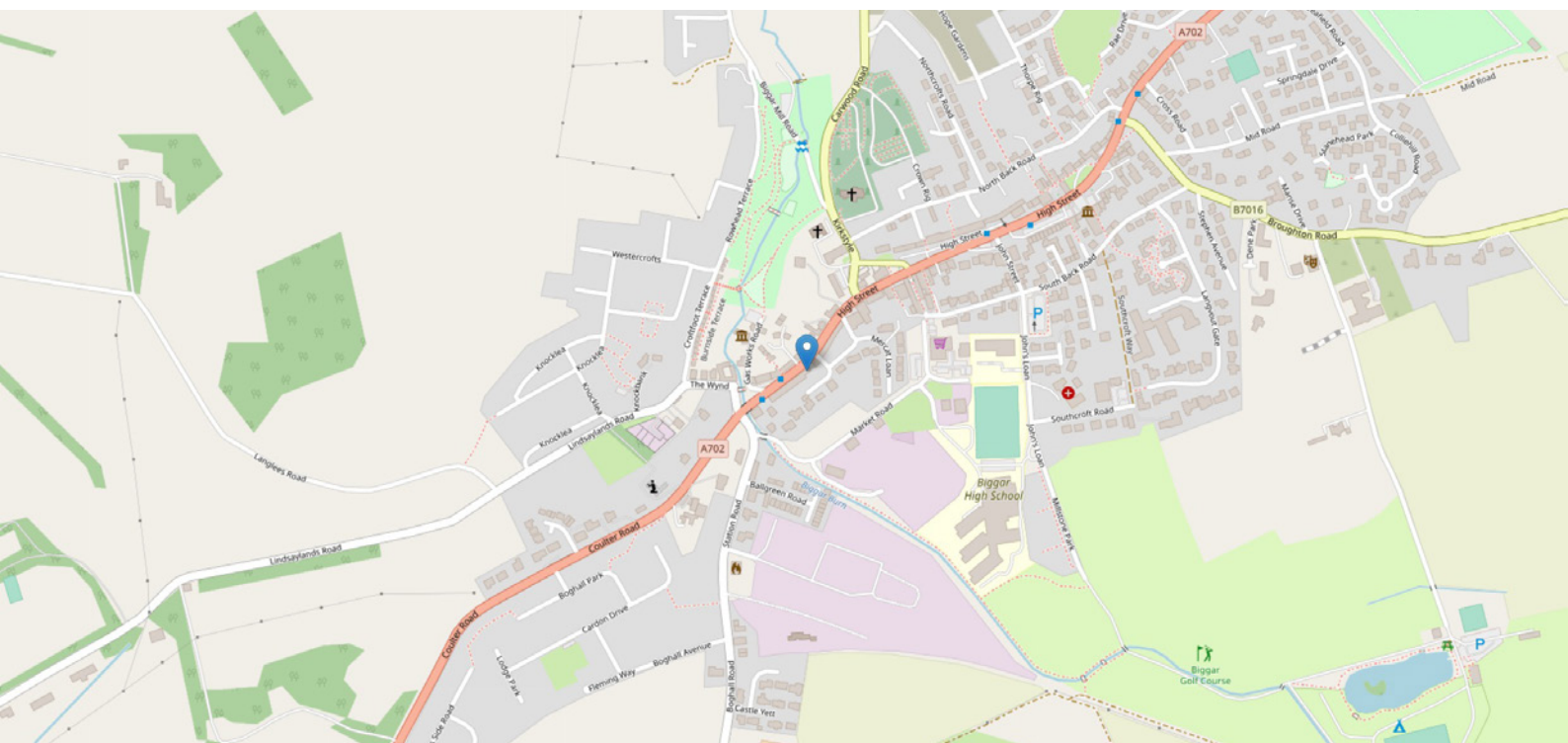
Lounge	4.20m (13'9") x 3.60m (11'10")
Kitchen	4.20m (13'9") x 3.60m (11'10")
Utility	2.50m (8'3") x 1.85m (6'1")
Shower Room	3.50m (11'6") x 1.60m (5'3")
Bedroom 1	3.85m (12'8") x 3.50m (11'6")
Bedroom 2	6.10m (20') x 3.60m (11'10")
Bathroom	2.70m (8'10") x 1.35m (4'5")

Bedroom 3	5.45m (17'11") x 2.63m (8'7")
WC	1.95m (6'5") x 0.90m (2'11")
Bedroom 4	4.10m (13'5") x 3.65m (12')

Gross internal floor area (m<sup>2</sup>): 125m<sup>2</sup>

EPC Rating: C

Extras: Freestanding appliances may be available by separate negotiation.





# THE LOCATION

The ever popular and charming town of Biggar benefits from a wide range of amenities, including a hospital, butcher, baker, pubs, Co-op, Post office and an Indian restaurant. Surrounded by stunning open countryside which offers many opportunities to enjoy a healthier lifestyle outdoors.







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 locally.



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