



AB Properties



6C Sillerknowe Court  
Biggar, ML12 6AR

Offers over £89,995

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## 6C Sillerknowe Court

, Biggar, ML12 6AR

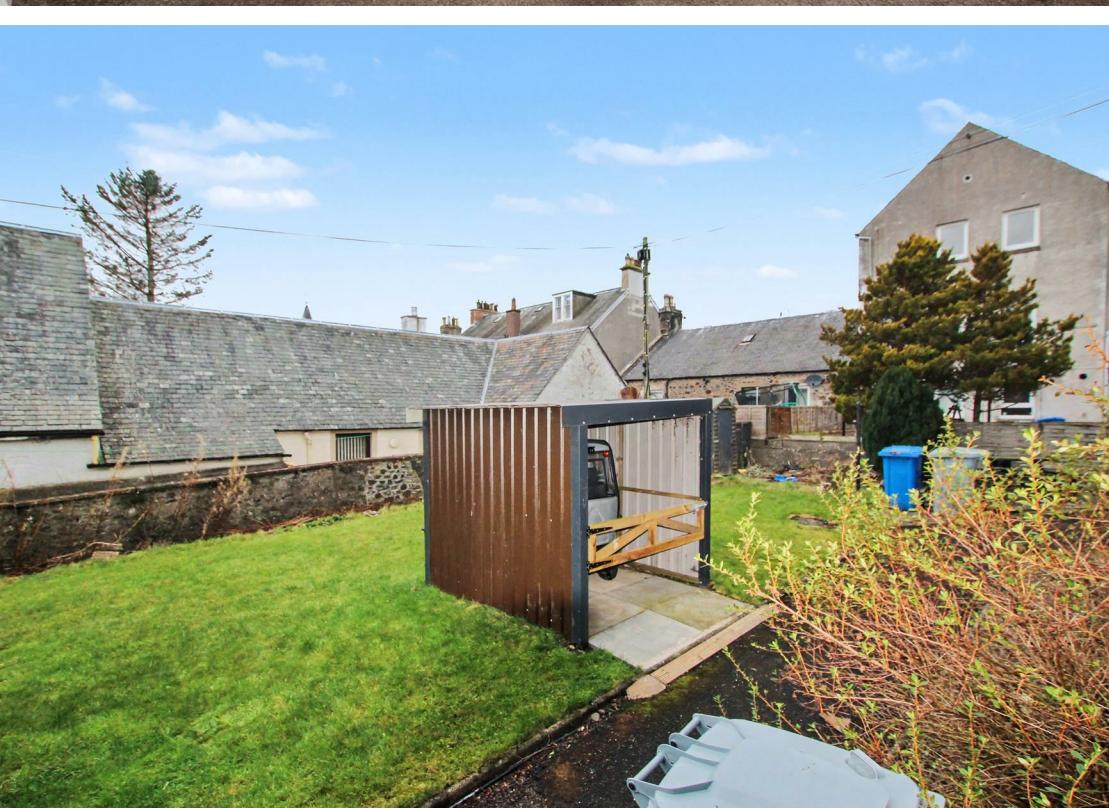
A spacious first-floor one-bedroom flat ideally located just off Biggar High Street, offering easy access to a wide range of local shops, amenities and transport links.

The accommodation is accessed via a communal entrance with secure entry phone system and access to the rear gardens. Internally, the flat comprises a welcoming entrance hallway with storage cupboard, a bright and generously proportioned front-facing lounge with space for dining, and a fitted kitchen. An inner hallway with additional storage provides access to the remaining accommodation, which includes a well-sized double bedroom with fitted wardrobes and cupboards, along with a bathroom fitted with a shower over the bath.

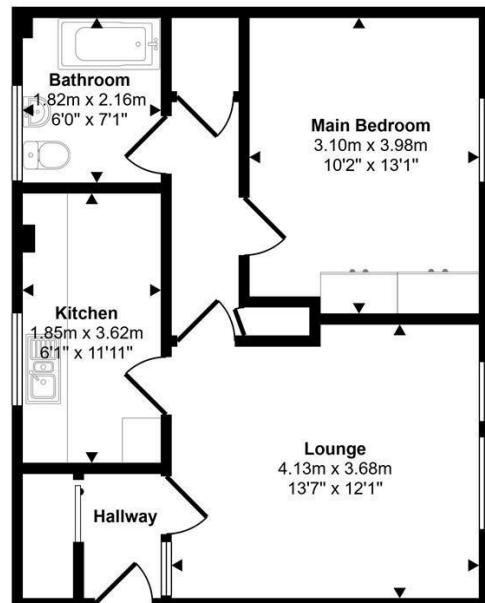
The property further benefits from gas central heating and double glazing throughout.

Externally, there is a front garden mainly laid to lawn, along with pedestrian access to the communal rear gardens and a timber shed, providing useful outdoor and storage space.



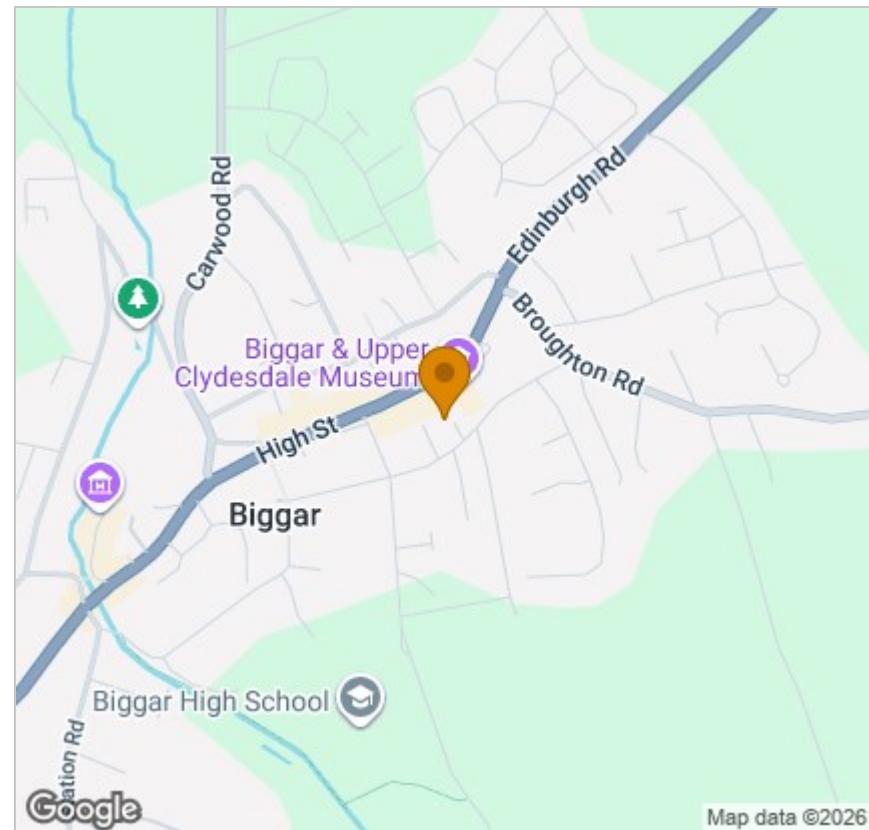


Approx Gross Internal Area  
48 sq m / 513 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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