



# AB Properties



Ladyurd Biggar Mill Road  
, Biggar, ML12 6LY

Offers over £499,995







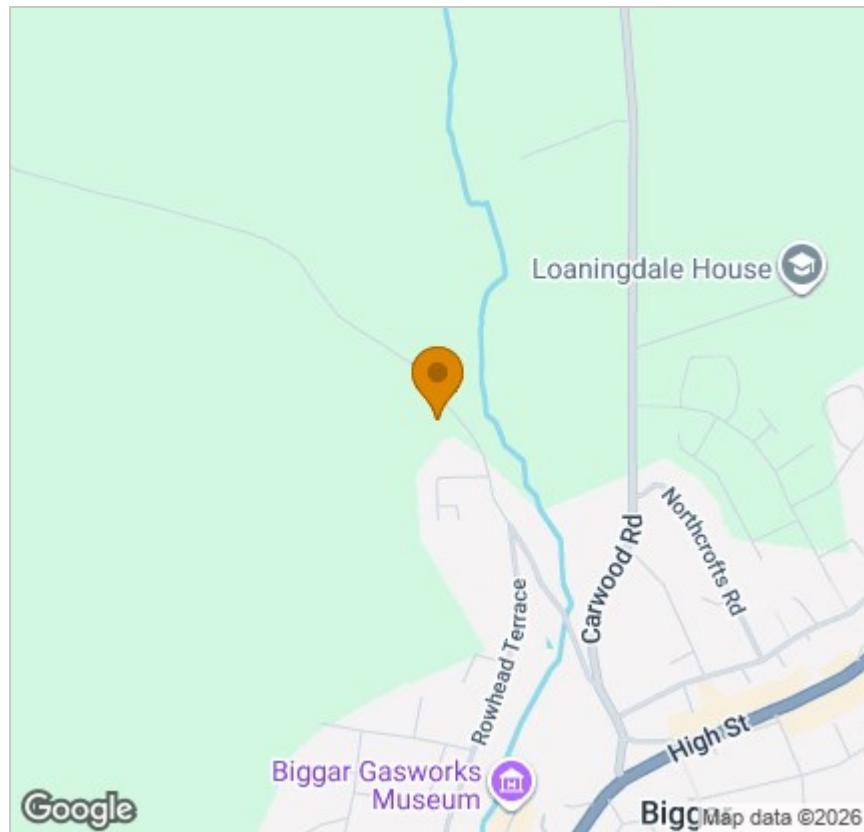
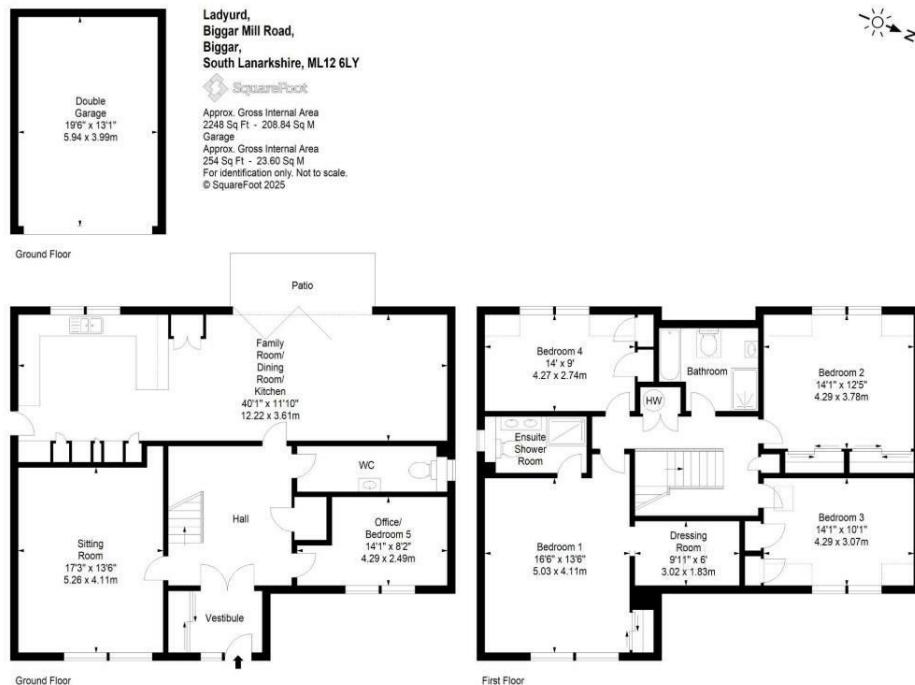
This beautifully designed, five-bedroom new-build home offers spacious and versatile family accommodation, complemented by a detached double garage and generous garden grounds. Set in an elevated position on the edge of Biggar, close to Burn Braes Park and within walking distance of the High Street, the property enjoys panoramic countryside views and a highly sought-after location.

A welcoming vestibule with storage leads into a bright central hallway, which also benefits from additional storage and access to a convenient WC. The generous dining kitchen forms the heart of the home, offering a stylish yet practical family space with ample room for dining and seating. Large sliding doors open directly onto the patio and enclosed rear garden, creating a seamless connection between indoor and outdoor living. The modern fitted kitchen is equipped with twin ovens, an induction hob, integrated fridge and freezer, breakfast bar, and an excellent range of base and wall-mounted units.

A spacious lounge is positioned to the front of the property, enjoying outstanding open views across the surrounding countryside. Bedroom five is also located on the ground floor and is front-facing, offering flexible use as a home office, or playroom.

The upper level comprises four double bedrooms and a stylish family bathroom incorporating a bath and double headed shower. The master bedroom is a standout feature, with floor-to-ceiling windows, built-in wardrobes, a separate dressing area, and a ensuite with large walk-in shower. The remaining three bedrooms all benefit from built-in storage and excellent natural light.

Externally, the detached double garage measures approximately 6m x 4m and is fitted with an electric door. The rear garden is fully enclosed and features a patio area, while the front garden is laid with gravel providing ample parking. The property sits on a generous plot of approximately 971 square metres.



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B	86	
(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		93
(81-91) B	87	
(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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