



AB Properties



Muirston Biggar Mill Road
Biggar, ML12 6LY

Offers over £525,000







A beautifully designed five-bedroom new build home, set within a generous plot and benefiting from a separate double garage and expansive garden grounds. Situated in an elevated position on the edge of Biggar, close to the popular Burn Braes Park and within a short walk of the High Street, Muirston enjoys panoramic views across the surrounding countryside.

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.

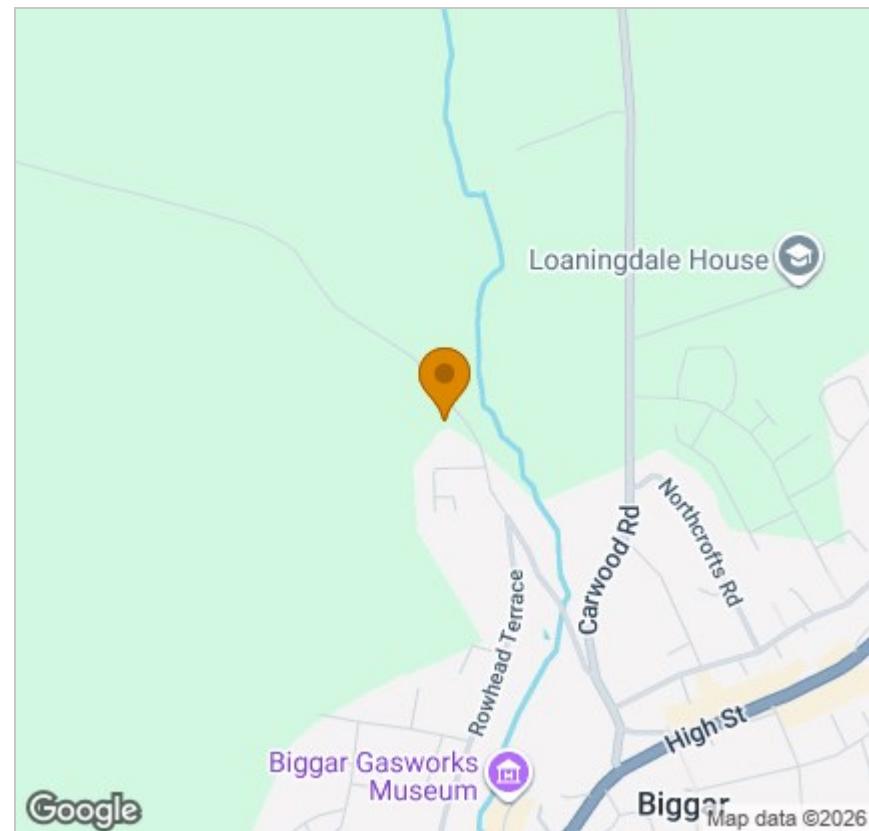
A spacious lounge is positioned to the front of the property, enjoying outstanding open views across the surrounding countryside. Bedroom five is also located on the ground floor and is front-facing, offering flexible use as a home office, or playroom.

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.



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.



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			
EU Directive 2002/91/EC			
Scotland			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
Scotland			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.