



AB Properties



3 Snowberry Fields  
Thankerton, Biggar, ML12 6RJ  
Offers over £315,000







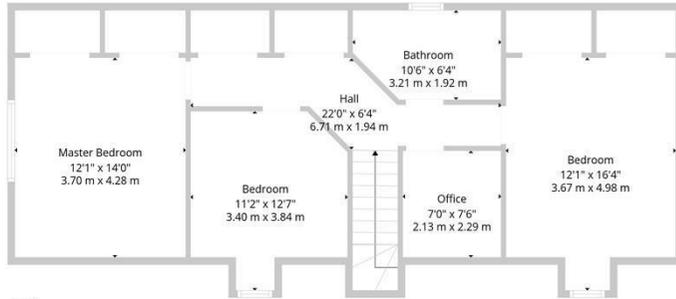
This deceptively generous detached villa is tucked away in a private cul-de-sac in the charming village of Thankerton, close to the historic market town of Biggar. The property offers spacious and flexible accommodation throughout. On entering, you are welcomed by a bright and inviting hallway which leads to a fabulous open-plan lounge, dining area and modern kitchen, creating the true hub of the home. Large windows allow an abundance of natural light to flood the space, while patio doors open directly onto the rear garden, perfect for indoor-outdoor living. A separate utility room provides additional practicality and leads through to the attached large garage. The ground floor also features a versatile bedroom, ideal for guests or multi-generational living, complemented by a convenient Jack-and-Jill style shower room.

Upstairs, the hallway leads to three further well-proportioned double bedrooms, a home office and a stylish family bathroom. Excellent storage facilities are provided throughout the property, and the beautiful coombed ceilings add charm and character to the upper level. Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round.

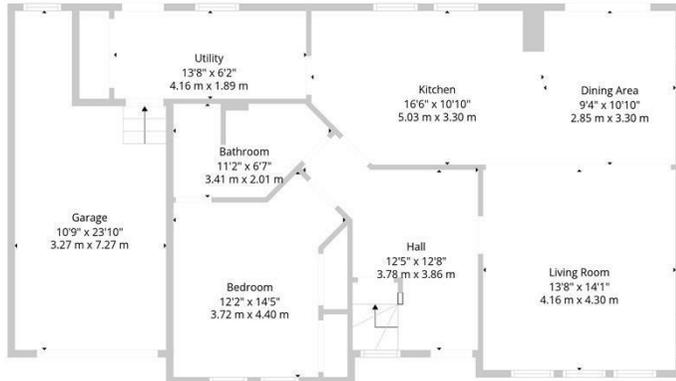
Externally, the property sits on a generous plot with well-maintained gardens that offer a wonderful outdoor space for relaxing or entertaining. An extensive monobloc driveway provides ample off-street parking, and a charming summer house adds further appeal.

The property enjoys a peaceful rural setting in Thankerton while remaining within easy reach of Biggar, a popular and vibrant market town known for its independent shops, cafés, restaurants and excellent local amenities. The area is well placed for commuters, with convenient access to the A73 and nearby connections to the M74 motorway, providing straightforward travel to Glasgow, Edinburgh and Carlisle. This makes the property ideal for those seeking a tranquil village lifestyle while still benefiting from exce





1st Floor



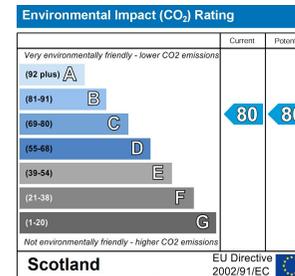
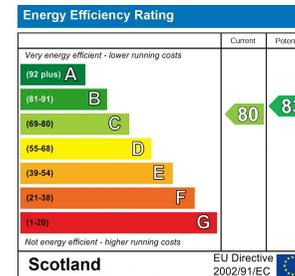
Ground Floor

**TOTAL: 1631 sq. ft, 152 m2**  
 Ground floor: 849 sq. ft, 79 m2, 1st floor: 782 sq. ft, 73 m2  
 EXCLUDED AREAS: UTILITY: 84 sq. ft, 8 m2, GARAGE: 211 sq. ft, 20 m2, LOW CEILING: 54 sq. ft, 3 m2,  
 WALLS: 163 sq. ft, 17 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



### Energy Efficiency Graph



### 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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