



AB Properties



76 Dumfries Road  
Elvanfoot, Biggar, ML12 6TF  
Offers over £249,500



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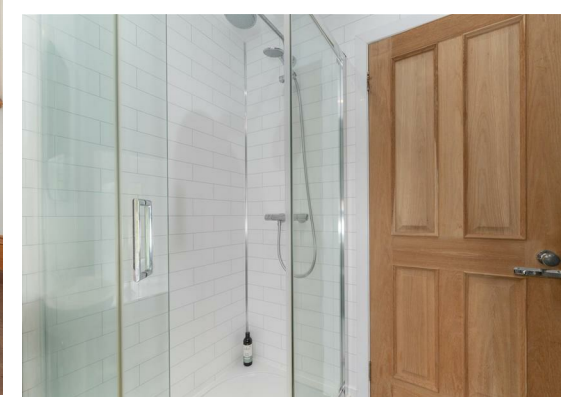


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Situated in the peaceful rural hamlet of Elvanfoot, 76 Dumfries Road is a charming three-bedroom Edwardian home offering idyllic country living with the convenience of close access to the M74 motorway. Set within extensive gardens and enjoying uninterrupted countryside views, this property presents a wonderful opportunity to create a forever home.

The accommodation includes a spacious rear porch leading into a country-style kitchen installed five years ago, complete separate pantry. The kitchen flows into a generous dining area with an adjoining room currently used as a home office. The front-facing lounge features a wood-burning stove, while a bright sunroom provides a relaxing additional living space. A modern shower room with large walk-in shower completes the ground floor.

Upstairs, the principal bedroom enjoys high ceilings and open views, with two further double bedrooms, one of which offers potential for an en-suite thanks to existing plumbing. A floored attic provides excellent additional storage.

Retaining beautiful period features such as natural wooden doors and high ceilings, the home also benefits from fibre broadband. Externally, there are generous gardens to the front and rear, a long gated gravel driveway, patio area and garage/shed.

Early viewing is highly recommended to appreciate the setting, space and character on offer.



Dumfries Road,  
Elvanfoot,  
Biggar,  
South Lanarkshire, ML12 6TF



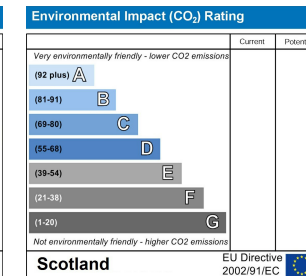
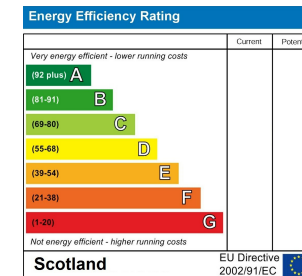
Approx. Gross Internal Area  
1639 Sq Ft - 152.26 Sq M  
(Including Store)

Attic  
Approx. Gross Internal Area  
188 Sq Ft - 17.47 Sq M  
Shed & Store

Approx. Gross Internal Area  
220 Sq Ft - 20.44 Sq M  
For identification only. Not to scale.  
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### 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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