



AB Properties



38 Biggar Road

, Symington, ML12 6FT

Offers over £285,000







Nestled in the highly desirable village of Symington, this attractive semi-detached home offers generous living space, flexible accommodation, and exceptionally large gardens with beautiful open views. Ideally positioned within easy reach of Biggar and surrounding countryside, the property combines peaceful village living with convenient access to local amenities.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious living room, perfect for relaxing or entertaining. A well-proportioned family room provides additional versatile living space, while the adjoining kitchen offers ample room for dining and direct access to a charming breakfast nook, a separate dining room creates an ideal setting for formal meals. Also on this level is a convenient ground floor bedroom, a WC, and access to the porch.

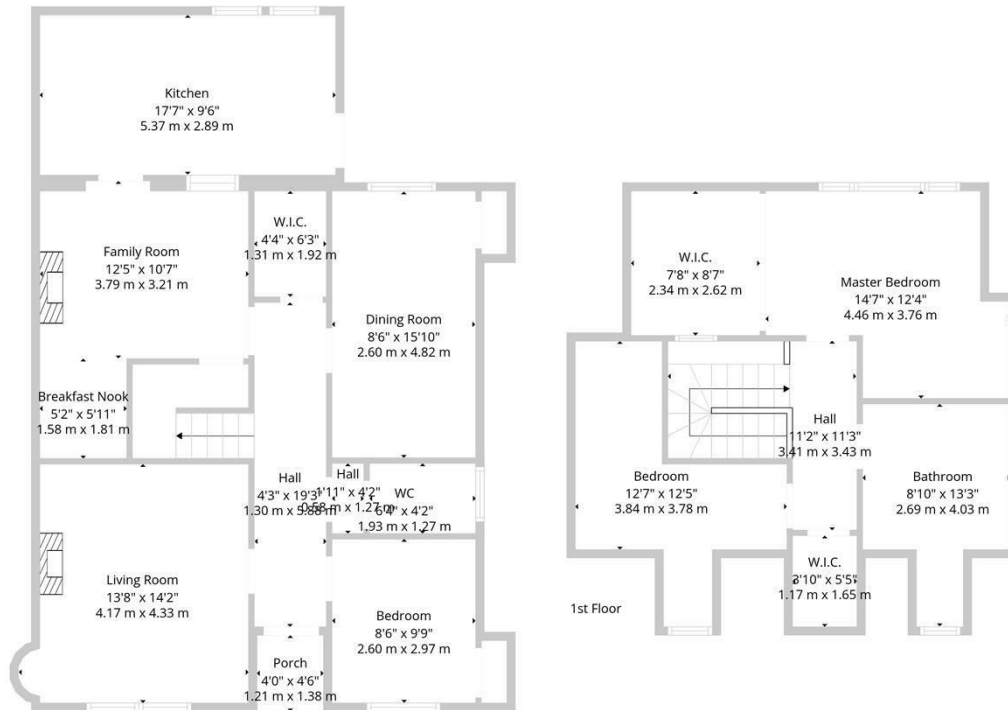
Upstairs, the property continues to impress with a generous master bedroom complete with a walk-in wardrobe. A further well-sized double bedroom and a large family bathroom complete the first floor, along with additional storage and circulation space.

Additionally the property benefits from double glazing and oil central heating.

One of the standout features of this home is the substantial garden grounds. The property benefits from extensive outdoor space, offering a high degree of privacy along with lovely open views across the surrounding countryside. The gardens provide excellent potential outdoor entertaining or family use.

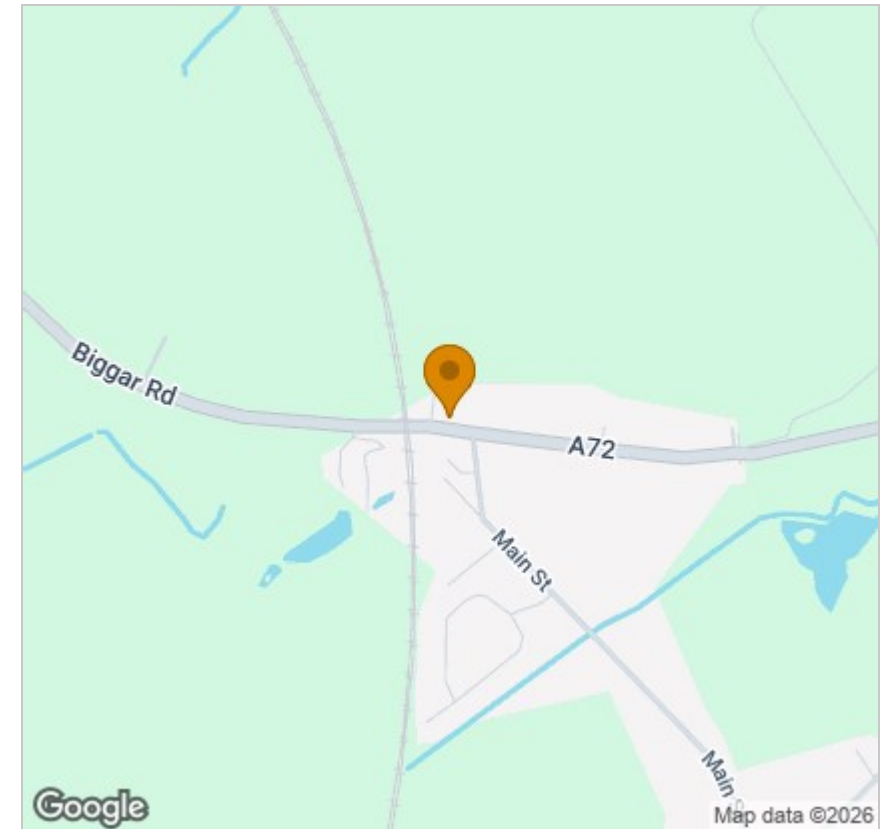
Symington is a picturesque and well-regarded village in South Lanarkshire, known for its strong sense of community and attractive rural setting. The nearby town of Biggar offers a wide range of amenities including independent shops, cafés, restaurants, and well-regarded schools. The area is popular with those seeking a balance between country living and accessibility, with good transport links to larger towns and cities.



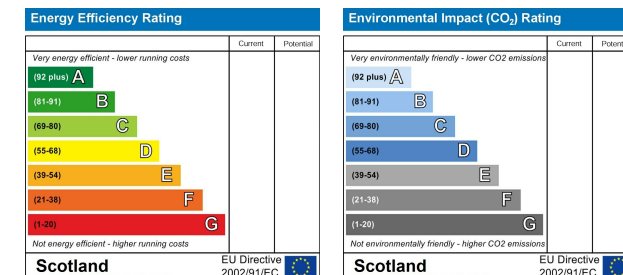


TOTAL: 1525 sq. ft, 142 m2
 Ground floor: 970 sq. ft, 90 m2, 1st floor: 555 sq. ft, 52 m2
 EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2, WALLS: 131 sq. ft, 12 m2

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk