



6 Edinburgh Road, Abington, Biggar, South Lanarkshire, ML12 6SA

Charming & Spacious, Three Bedroom, Stone-Built Period Cottage with Gardens, Driveway & Garage

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Property Description

Charming and spacious, three-bedroom, stone-built period cottage with gardens, a driveway and a garage. Located in the picturesque rural village of Abington, South Lanarkshire.

Comprises a vestibule, hall, living room, kitchen, sun room, three flexible bedrooms and a shower room.

Requiring updating, this characterful property combines period features, whilst occupying a generous plot and offering an idyllic rural lifestyle with superb transport links. In addition, there is modern electric heating and solar panels, double glazing, good storage spaces, and well-proportioned room sizes.

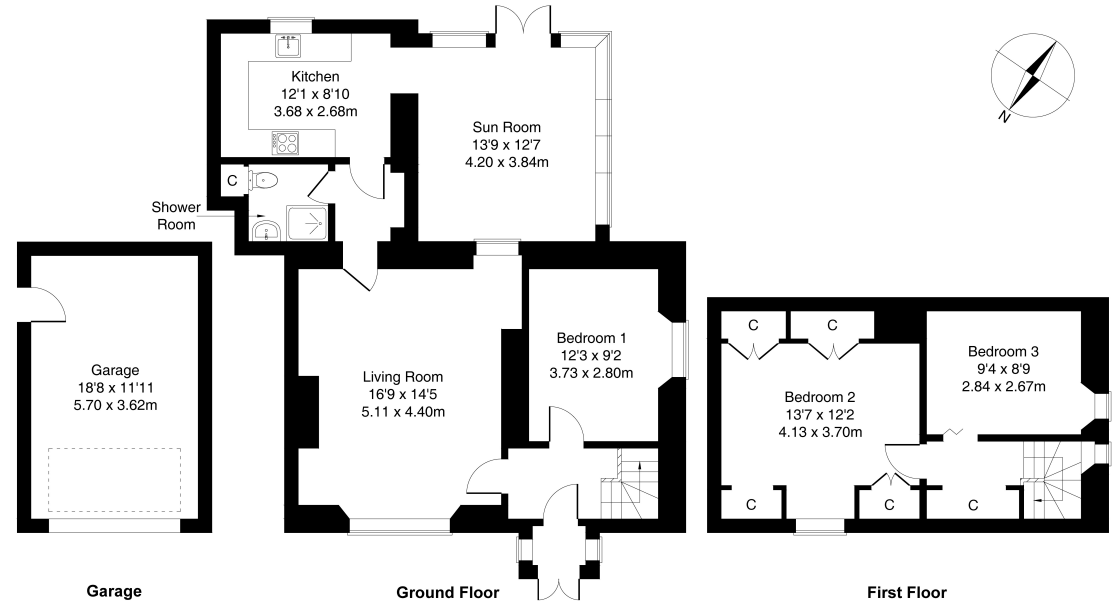
Externally, the property benefits from low-maintenance landscaping to the front, with a multi-vehicle driveway continuing to the rear and to the garage which has power and lighting. The well-sized enclosed rear garden features a paved patio, lawn, greenhouse, shed, and an eclectic mix of established shrubbery.

A welcoming vestibule opens into the hall, with the living room set to the front, featuring a spacious room size, cornices, a ceiling rose, a fireplace and a further window to the rear overlooking onto the sunroom.

Set off an inner hall, to the rear, the kitchen is fitted with traditional-style units, wood effect worktops, a tiled surround, a sink with drainer and an integrated oven and gas hob. Whilst an exceptionally spacious sunroom enjoys plentiful natural light and offers further family space and access to the rear garden.

Bedroom one is set on the ground floor, with a side aspect window, and the shower room is set off the inner hall. Whilst upstairs, there are two further well-sized bedrooms, with bedroom two featuring superb storage provision with eaves and built-in wardrobes.

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Approximate Gross Internal Area: (1475 sq ft - 137 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Abington is a small village in South Lanarkshire, at the southern edge of the Clyde Valley, around 11 miles southwest of Biggar and close to the M74 motorway. The village offers essential amenities, with a general store within walking distance, as well as it's own primary school; whilst the neighbouring towns offer all other amenities expected in a town with supermarkets, medical

restaurants and main street shops. With easy access to the M74, as well as local bus services, Abington makes a prime location for rapid commuting into Glasgow and further afield. Set within rural surroundings, there are vast open green areas and outdoor recreation, with the Clyde Valley Tourist Route passing through.





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