



71
71 MAIN STREET | SYMINGTON



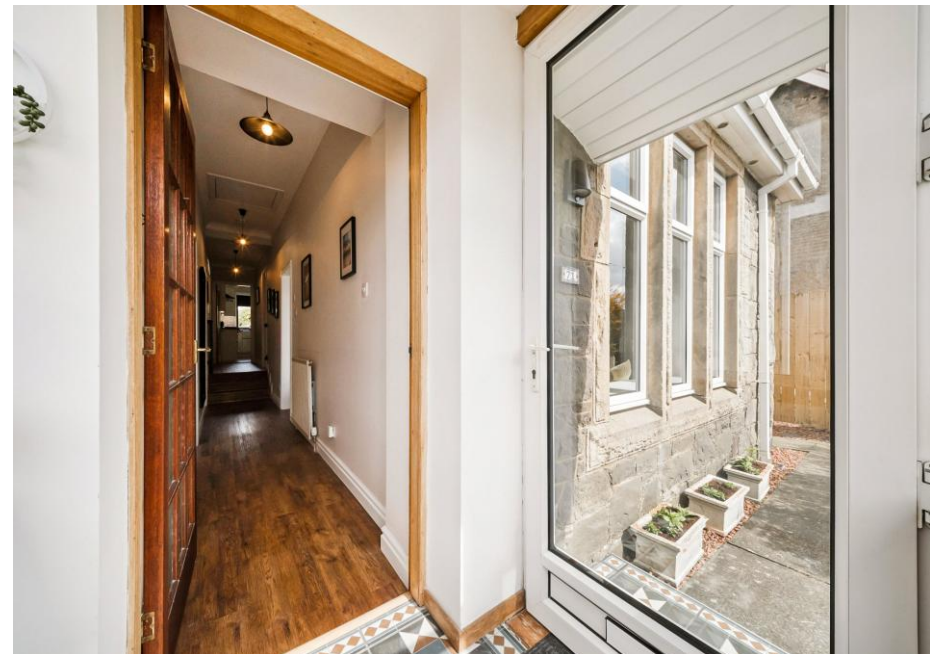




71 Main Street Symington

An elegant and immaculately maintained period home positioned in the heart of the highly sought-after conservation village of Symington, just a short distance from the market town of Biggar.

Blending traditional architectural character with





DESCRIPTION

An elegant and immaculately maintained period home positioned in the heart of the highly sought-after conservation village of Symington, just a short distance from the market town of Biggar.

Blending traditional architectural character with high-quality contemporary finishes, the property offers bright, versatile accommodation ideal for modern family living.

The house presents an attractive traditional façade and opens into beautifully proportioned interiors.

Approached by a gated driveway which provides off-street parking for several vehicles and an electric car charging point.

Entrance is via a tiled vestibule providing a welcoming reception space and leading to the sitting room with features which include wood-burning stove, centre rose and ceiling coving. The principal bedroom comes with inbuilt storage and an en-suite shower room and there is a stylish contemporary family bathroom, a further two bright and airy bedrooms and an impressive dining kitchen to the rear of the property which comes with a range of wall and base storage units, Belfast sink and integrated appliances.

A door to the side of the kitchen leads into the fully enclosed, landscaped garden grounds which are laid mainly to lawn and include raised beds, garden shed/garage and space to enjoy the sunshine and outdoors.





OUTGOINGS

Council Tax Band Category: D

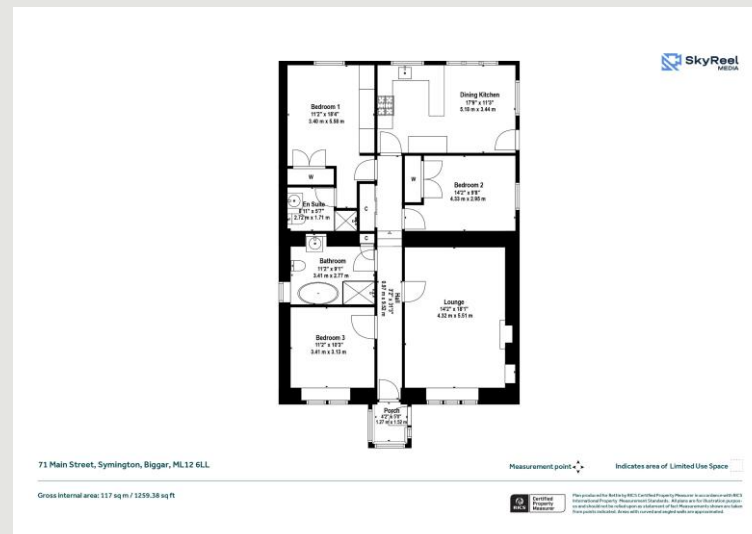
EPC Rating: E

POSTCODE ML12 6LL

VIEWINGS

Viewings are available by appointment only. Please call 0141 648 1114 or email townandcountrywest@rettie.co.uk





PROOF AND SOURCE OF FUNDS / ANTI MONEY LAUNDERING

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that they have satisfied themselves to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



147 Bath Street
Glasgow
G2 4SQ
0141 648 1114
townandcountrywest@rettie.co.uk

www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

71 MAIN STREET | SYMINGTON