



Ramsay Road, Leadhills
Biggar, ML12 6YA

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Mid Terraced Cottage

1 Bedroom
1 Reception
2 Bathroom



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KEY FEATURES

- Requires a degree of modernisation and repairs
- Great opportunity to put your own stamp on a lovely cottage with lots of character
- Ground floor: Lounge, kitchen, shower room
- First floor: Bedroom, bathroom
- Located in the quiet semi-rural village of Leadhills
- Easy access to the M74 motorway - around 10 minutes drive
- COUNCIL TAX BAND : A
- EPC RATING: F



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Ramsay Road, Leadhills, ML12 6YA

Move On are delighted to present to the market this 1 bedroom terraced cottage in Leadhills - Ramsay Road.

This charming character property requires a degree of refurbishment and repairs, but is an excellent opportunity to put your own stamp on a lovely home with huge potential. The accommodation features on the ground floor: entrance vestibule, front facing lounge, kitchen and a downstairs toilet/shower room. On the upper floor is the bedroom and another bathroom.

Ramsay Road is located in the peaceful and semi-rural village of Leadhills, Biggar in South Lanarkshire, offering a tranquil and quiet setting but still with easy access to the M74 motorway which is around 10 minutes drive.

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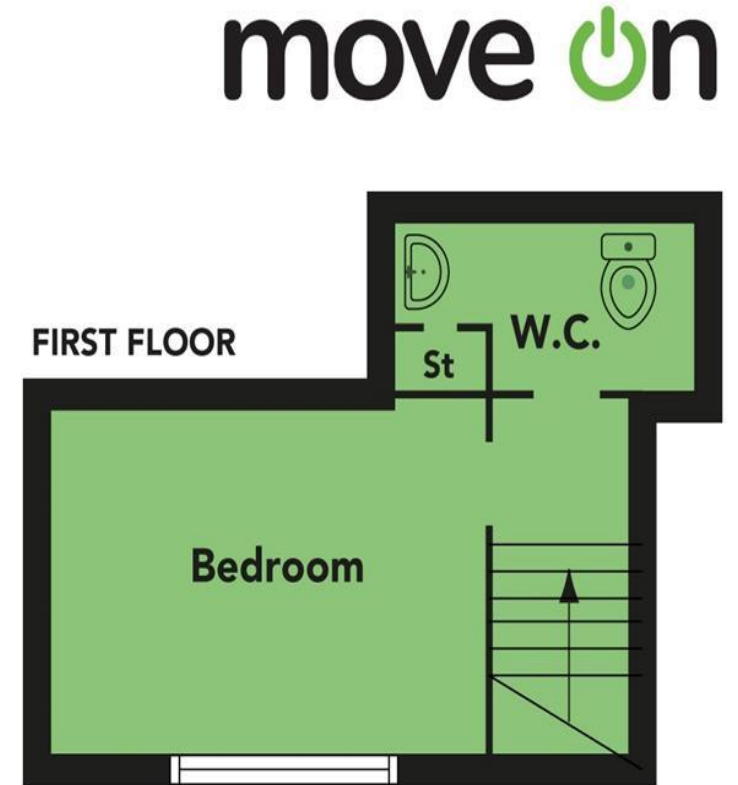
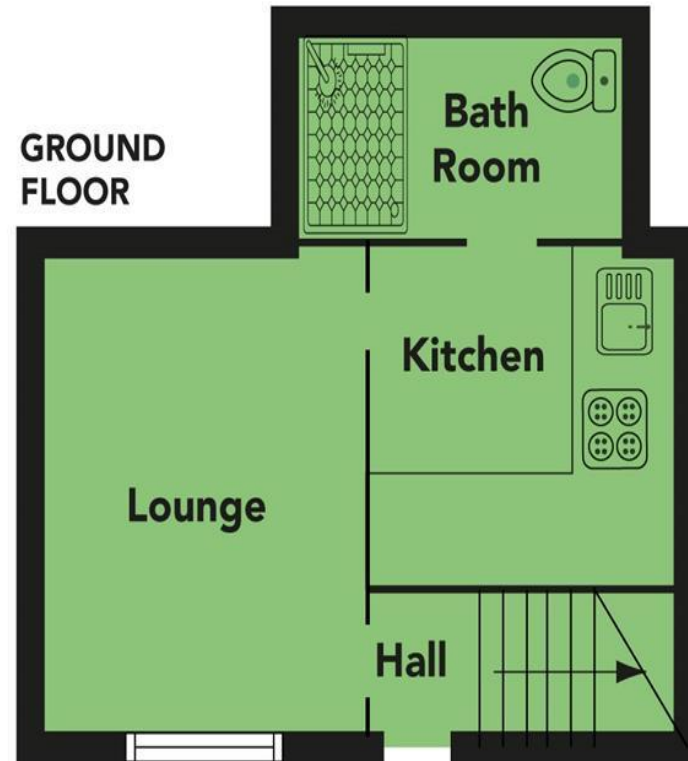
ROOM MEASUREMENTS

Lounge: 4.20m (13' 9") x 3.12m (10' 3")

Kitchen: 3.00m (9' 10") x 2.20m (7' 3")

Shower Room: 3.50m (11' 6") x 1.60m (5' 3")

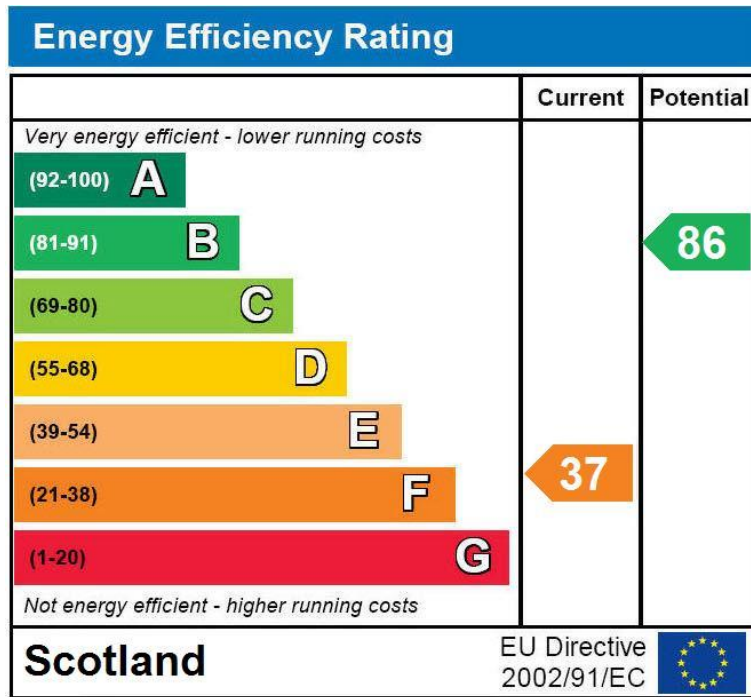
Bedroom 1: 5.00m (16' 5") x 3.10m (10' 2")



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

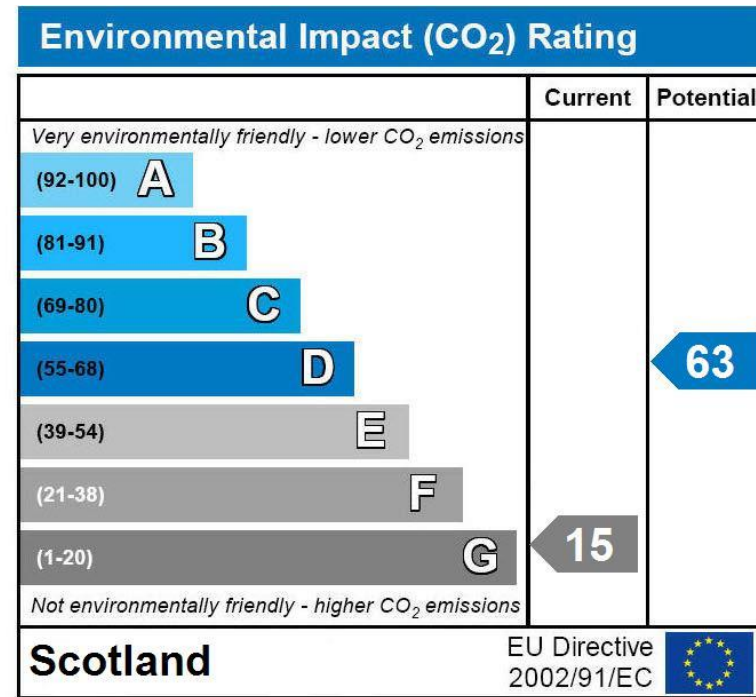


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band F (37)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band G (15)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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