

# limehouse ltd

estate and letting agents

## Let Agreed



**Southback  
Road, Biggar  
ML12  
£750 pcm**

Available April

Superb, 2 bedroom cottage in  
the heart of Biggar.

LimehouseLtd are delighted to offer to the rental market, this 2 bed cottage in the heart of Biggar. Accommodation comprises; entrance hallway leading to kitchen, large living area overlooking the front of the property, family bathroom with 3 piece suite including bath with shower over, generous walk in cupboard, large double bedroom facing the rear of the property and 1 small double bedroom. It also benefits from GCH, private gardens to the front & rear and private parking. Situated on South Back Road the cottage is located in the heart of the thriving town of Biggar, with many local amenities, both primary & high school, shops, health centre and numerous clubs and groups for both children and adults. Available April.

Landlord Registration Number:- 97319/380/17070  
 EPC Band:- D / Deposit:- £850  
 Council Tax Band:- C (taken from saa.gov.uk)  
 Letting Agent Registration Number:- LARN1812004

Council Tax Band: c (South Lanarkshire Council)  
 Deposit: £850



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	62	87	87
		56	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Whilst every

effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as

such by any prospective tenant.