



AB Properties



54 Springbank View

, Plains, ML6 7JD

Offers over £264,995



3

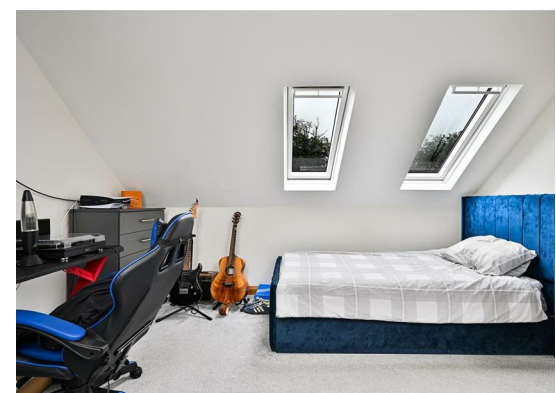
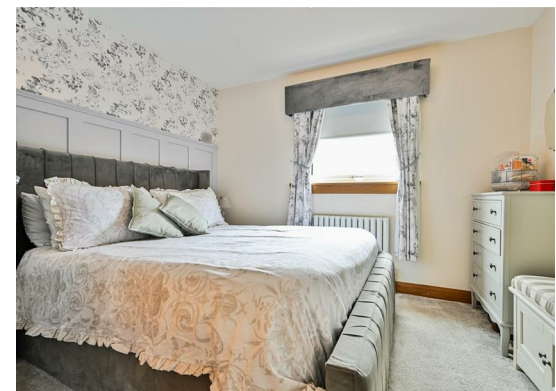


2



1







This stunning three-bedroom detached home, situated within the popular village of Plains, Airdrie, is presented in immaculate condition throughout, offering beautifully finished and versatile accommodation ideal for modern family living.

The heart of the home is the bright and spacious breakfasting kitchen, featuring an excellent range of fitted units providing generous cupboard and worktop space, alongside an integrated fridge freezer, dishwasher, extractor hood and impressive range cooker. A separate utility room provides further practicality.

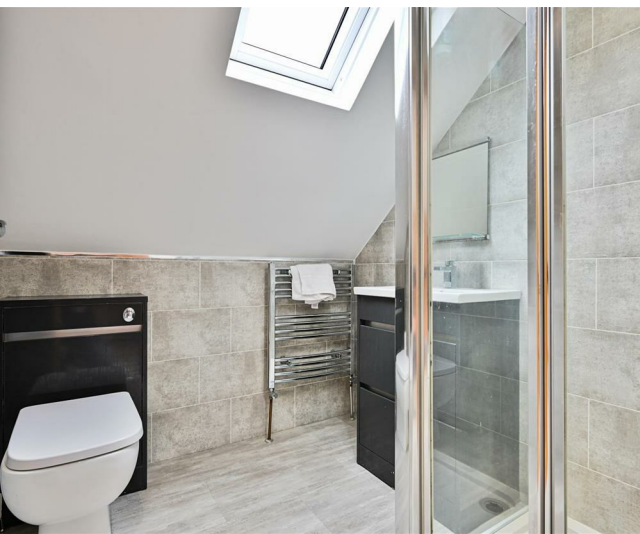
The beautifully presented living room is spacious and inviting, with a stylish fireplace creating an attractive focal point and a charming bay window allowing plenty of natural light.

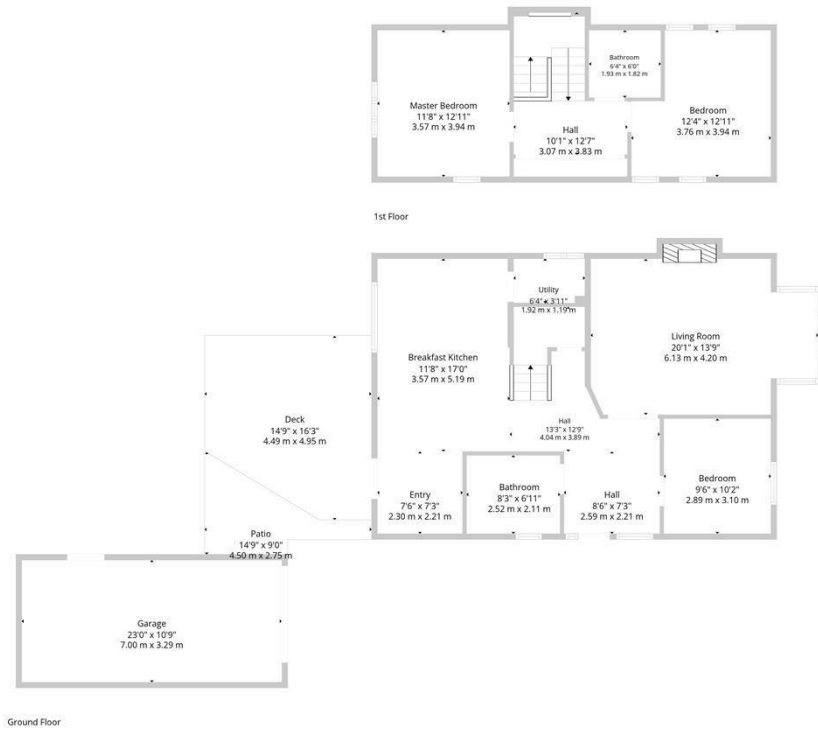
Also on the ground floor is a family bathroom and a generously proportioned bedroom, offering flexibility as a guest room or home office.

Upstairs are two further spacious bedrooms, including the impressive master bedroom, both offering excellent space for additional furniture and storage. A contemporary shower room with walk-in shower, wash-hand basin and WC completes the upper level.

Externally, the property boasts a beautifully presented, low-maintenance rear garden with artificial lawn, generous decking and patio areas, perfect for outdoor dining and entertaining. A private driveway and substantial garage provide excellent parking and storage.

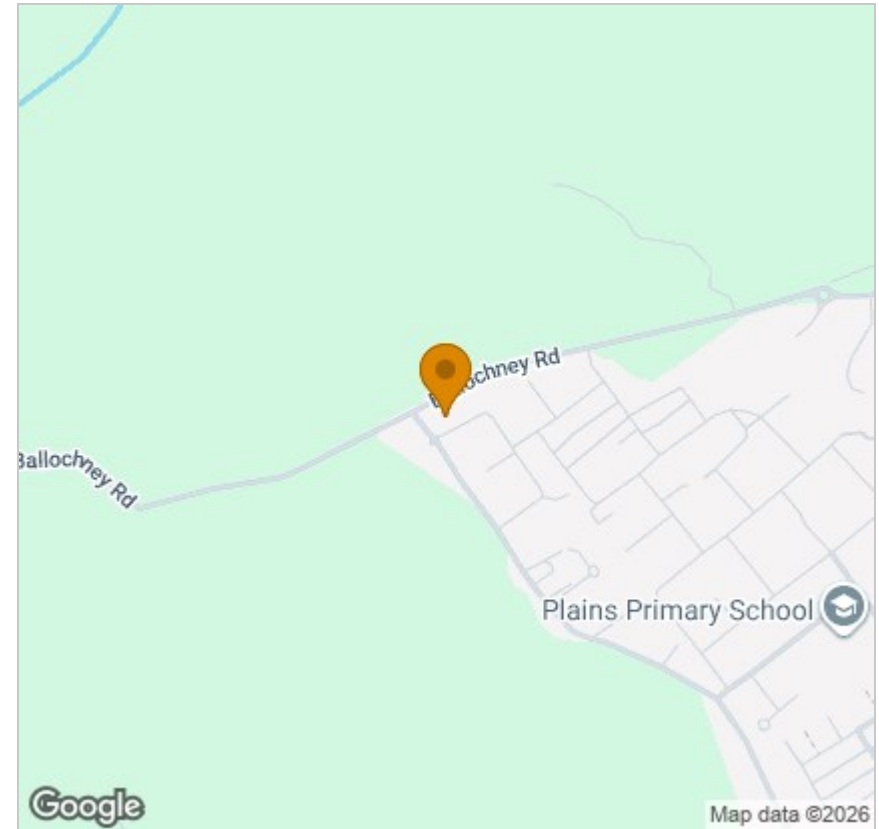
Plains offers a range of local amenities and schooling nearby, while Airdrie provides further shopping, leisure and transport facilities. The area benefits from convenient road and public transport links, providing easy access to Glasgow, Edinburgh and across the central belt.



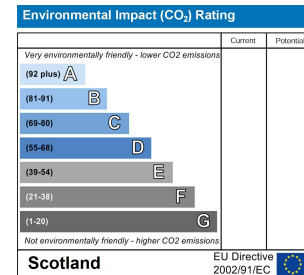
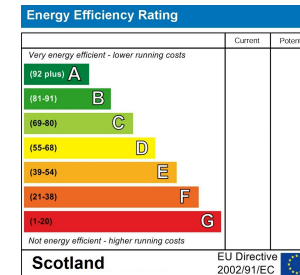


TOTAL: 1246 sq. ft, 115 m2
 Ground floor: 855 sq. ft, 79 m2, 1st floor: 391 sq. ft, 36 m2
 EXCLUDED AREAS: GARAGE: 248 sq. ft, 23 m2, UTILITY: 25 sq. ft, 2 m2, DECK: 209 sq. ft, 19 m2,
 PATIO: 66 sq. ft, 6 m2, FIREPLACE: 5 sq. ft, 0 m2, LOW CEILING: 68 sq. ft, 7 m2,
 WALLS: 142 sq. ft, 13 m2

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