







## Airdrie

21 Balgonie Way, Plains, Airdrie, ML6 7EE

Independent Estates





## Directions

Traveling from Airdrie towards Plains along Forrest Street on entering Plains take your sixth left onto Learigg Road. At first roundabout take your second exit. At next roundabout take your second exit. Take your second left into Balgonie Way and the property is situated on your left at end of cul de sac.

## Viewing

Strictly by appointment via Independent Estates.

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	1.91 x 1.26m	Lounge	4.92m x 3.91m
Dining Kitchen	4.80m x 3.84m	Cloakroom WC	1.79m x 1.01m
Upper Landing	3.47m x 2.29m	Master Bedroom	6.28m x 3.48m
Bedroom Two	4.05m x 2.60m	Bedroom Three	3.48m x 2.46m
Bedroom Four	2.87m x 2.29	Bathroom	2.84m x 2.14m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.



Independent Estates are delighted to present this simply stunning four bedroom semi detached townhouse, in a sought after residential development within Plains, Airdrie.

This property is presented in walk in condition throughout and early viewing is highly recommended. Accommodation is arranged over three levels comprising entrance to property via front facing upvc door with glass insert leading to entrance hallway with fitted carpet. Hallway gives access to lounge and cloakroom wc. Cloak room wc comprising low flush wc, wash hand basin, partially tiled walls, tiled flooring and front facing window. Generous front facing lounge with quality vinyl flooring. Lounge gives access to carpeted staircase with decorative timber balustrade and French doors opening into dining kitchen. Generous dining kitchen comprising contemporary base and wall cabinets, integrated appliances including fridge/freezer, dishwasher, washing machine, electric double oven, gas hob and extractor. The kitchen benefits from large breakfasting bar, generous work surfaces, rear facing patio doors and window overlooking garden.

Carpeted upper landing gives access to three well proportioned bedrooms, family bathroom, storage cupboard and second staircase leading to master bedroom on top floor. Bedroom two is rear facing with fitted mirrored wardrobes and carpet. Bedroom three is front facing with fitted mirrored wardrobes and carpet. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, shower cubicle, heated towel rail, tiled walls and flooring. Top carpeted landing gives access to storage and master bedroom with front and rear facing velux windows, walk in dressing room and fitted carpet. The property benefits from gas central heating, double glazing, abundance of storage throughout. Front garden is mainly laid to lawn with mono block driveway to front and side. Rear garden is mainly laid to lawn with decorative raised timber deck with timber pergola housing hot tub and separate garden shed.

The village of Plains is rapidly becoming a sought-after area of North Lanarkshire to bring up a family and enjoy the community spirit. There's a choice of highly rated primary schools and train stations nearby and also a local Golf Course (Easter Moffat) and Country Park nearby (Palacerigg) In the neighbouring town of Airdrie which has a wide range of services and amenities including theatre, library, museum, local shopping, banking and recreational facilities. Airdrie town has a local rail and bus station which connects to most areas including Glasgow & Edinburgh.

There are excellent motorway links nearby for the commute throughout the central belt.



**Offers Over £218,000**