



AB Properties

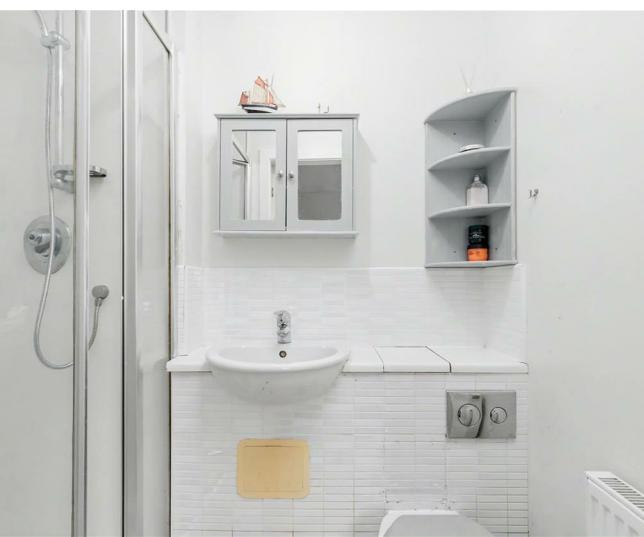


12 Ballgreen Road  
, Biggar, ML12 6GP

Offers over £250,000







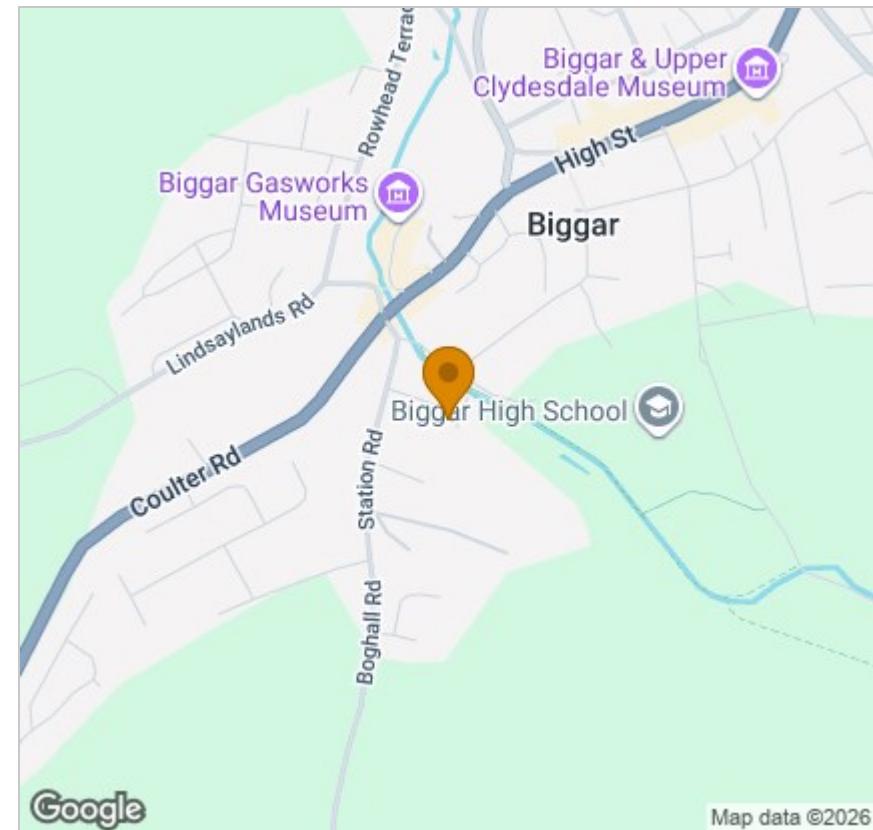
Ballgreen Road, Biggar is a well-presented four-bedroom semi-detached home offering spacious and versatile accommodation set over two levels.

On the ground floor, the property comprises of a welcoming entrance hallway with a convenient WC and a useful storage room, which also provides direct access to the integral garage. The bright and spacious dining kitchen features a large window that floods the space with natural light and is fitted with integrated appliances including a gas hob, electric oven and a fridge-freezer. To the rear, the generously sized living room benefits from a built-in shelving unit providing excellent storage and display options, with sliding patio doors opening directly onto the enclosed rear garden.

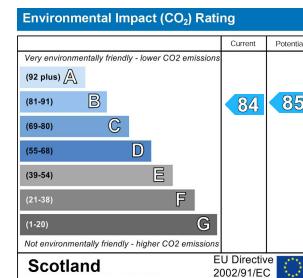
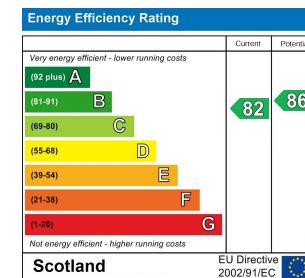
The upper level has an open and spacious landing with a handy linen cupboard and access to the attic space. The front-facing master bedroom benefits from a built-in wardrobe and a modern en-suite shower room. There are three further well-proportioned double bedrooms, offering flexible accommodation for family living or home working. The family bathroom has been recently upgraded and is fitted with a shower over the bath.

Externally, the property benefits from a driveway providing off-street parking for two cars, along with an electric vehicle charging point. The driveway leads to a single garage, ideal for additional storage such as bikes, outdoor equipment, or seasonal items. A further storage room to the front enhances the excellent storage available throughout the home. To the rear, the enclosed garden is mainly laid to lawn with an attractive decked patio area, creating an ideal space for children, pets, or relaxing and entertaining.

Ballgreen Road,  
Biggar,  
South Lanarkshire, ML12 6GP



## 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.

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