



AB Properties



31 Birniehall

Forth, Lanark, ML11 8DF

Offers over £93,000







Situated within a popular residential area of Forth, this spacious two-bedroom semi-detached property offers generous accommodation and attractive outlooks.

Arranged over two levels, the ground floor comprises a welcoming entrance porch with beautiful open views across the surrounding countryside, leading into a bright entrance hallway with a large storage cupboard. The spacious lounge features a large window allowing an abundance of natural light to flood the room, along with additional under-stair storage. Completing the ground floor is a well-appointed kitchen fitted with an integrated hob, extractor hood and mid-height double oven.

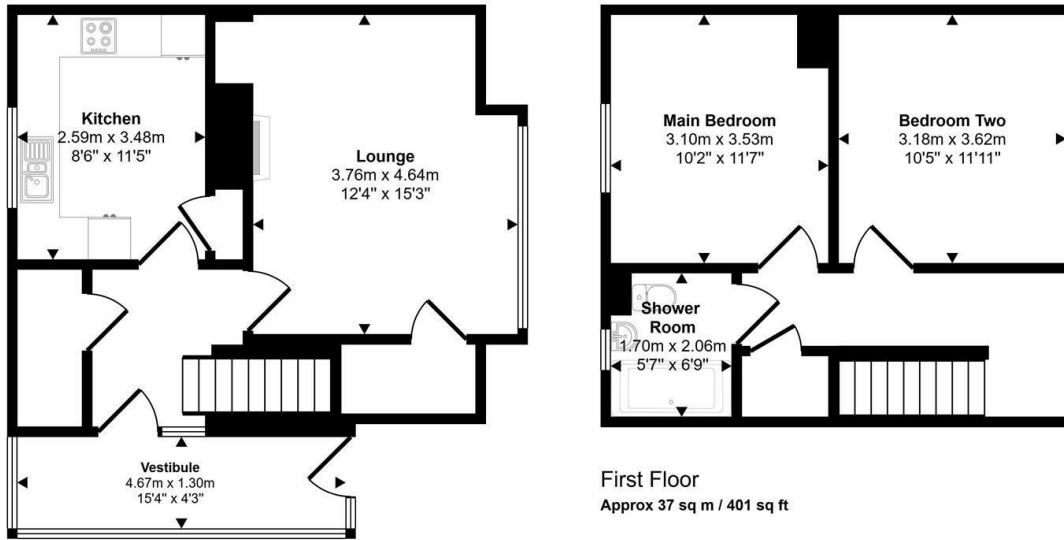
The upper level provides a hallway with further storage, a modern shower room and two generously proportioned bedrooms.

The property benefits from oil-fired central heating and double-glazed windows throughout.

Externally, the home is surrounded by well-maintained garden grounds. The rear garden includes a shed and greenhouse, providing excellent additional storage and outdoor functionality.



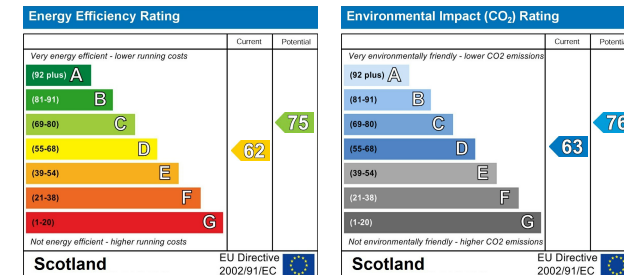
Approx Gross Internal Area
84 sq m / 899 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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