



AB Properties



14 Leaffield Road
, Biggar, ML12 6AY

£330,000







This spacious three-bedroom detached home is situated within the popular market town of Biggar and offers generous, flexible accommodation arranged over two levels. With excellent room proportions, a substantial garden and plenty of scope for a purchaser to add their own style, the property presents a fantastic opportunity to create a wonderful family home.

The accommodation begins with a welcoming entrance hallway leading to a bright and spacious living room, enhanced by a large bay window allowing plenty of natural light. Across the hallway, the generous separate dining room provides an excellent space for family dining and entertaining.

The fitted kitchen offers a good range of wall and base units with ample worktop and storage space, while an additional room on the ground floor provides the ideal setting for a home office or study. Also located on the ground floor is a generous double bedroom, offering excellent flexibility for those looking for predominantly single-level living. Completing the ground-floor accommodation is the family bathroom, fitted with a four-piece suite comprising W/C, wash-hand basin, bath and separate shower enclosure.

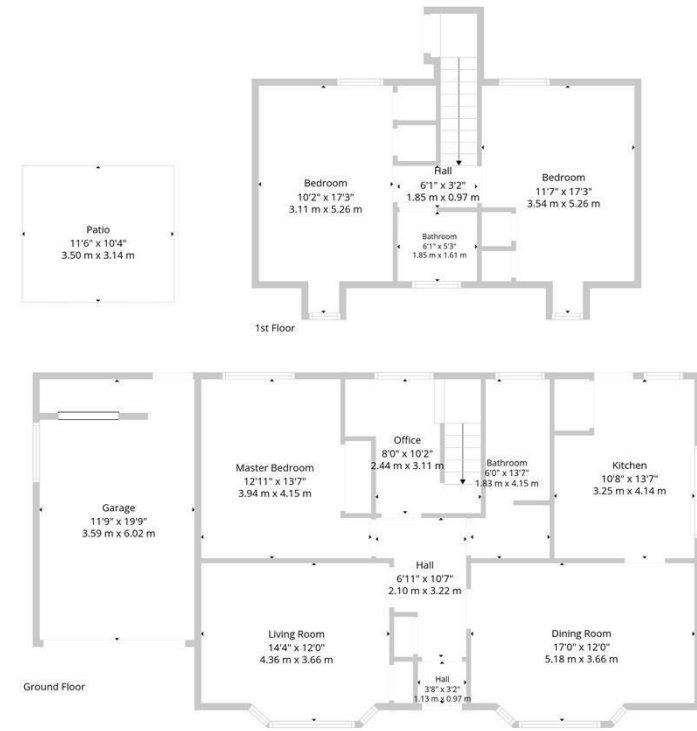
Upstairs, there are two further spacious double bedrooms, both offering excellent proportions and characterful coombed ceilings. A separate shower room with W/C and wash-hand basin serves the upper level.

Further benefits include gas central heating and double glazing throughout.

Externally, the property occupies a generous plot with low-maintenance gardens to the front. To the rear is a substantial enclosed garden, predominantly laid to lawn with a patio area, providing fantastic outdoor space and further potential for keen gardeners or families. An attached garage provides additional storage and secure parking.

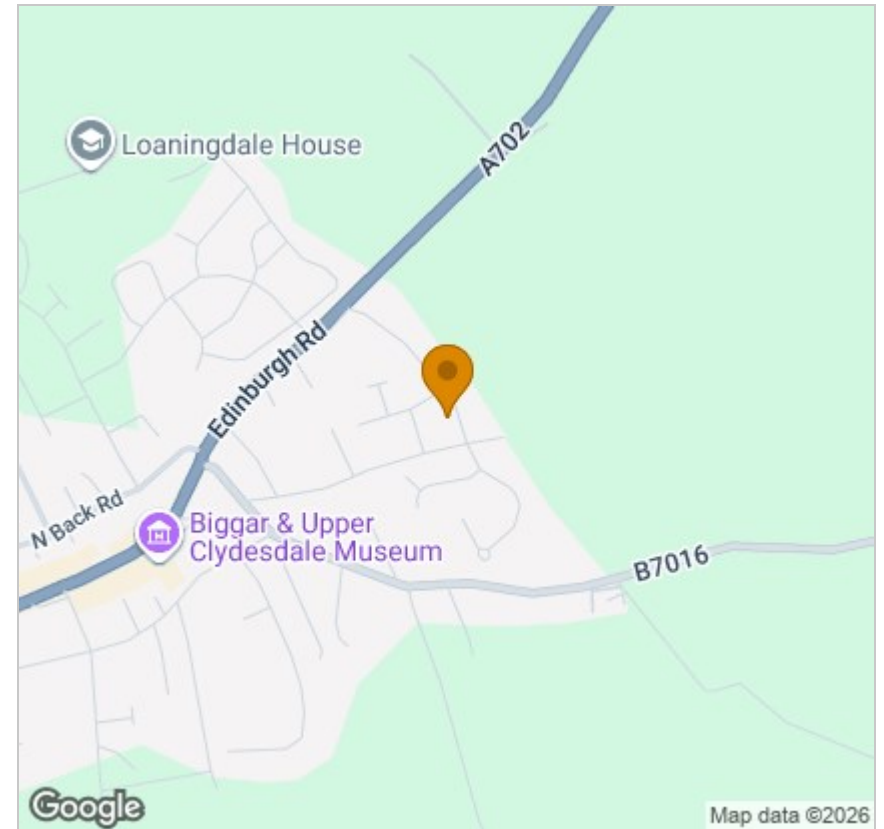
Biggar is a highly regarded market town offering an excellent range of local amenities, independent shops, cafés, schooling and leisure facilities, while its location provides convenient road links towards Ed





TOTAL: 1262 sq. ft, 118 m2
 Ground floor: 943 sq. ft, 88 m2, 1st floor: 319 sq. ft, 30 m2
 EXCLUDED AREAS: PATIO: 119 sq. ft, 11 m2, GARAGE: 233 sq. ft, 22 m2, LOW CEILING: 99 sq. ft, 9 m2,
 WALLS: 141 sq. ft, 14 m2

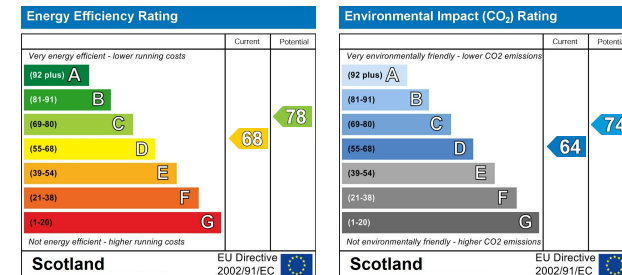
Illustration For Identification Purposes Only - Measurements Are Approximate



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.

Energy Efficiency Graph



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