

FREEHOLD



Flat (EPC Rating: C)

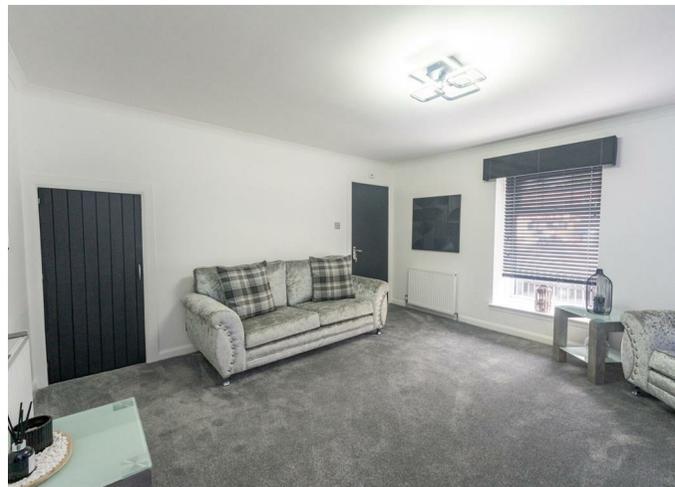
76A MAIN STREET, PLAINS, ML6 7JG

Offers over

£87,995

FEATURES

- Stunning duplex flat layout
- Bedroom with Juliet balcony
- Small sunroom for relaxation
- Immaculate walk-in condition
- Ground floor lounge
- Basement dining and kitchen
- Private parking at rear
- Close to schools and transport



**SWEET
HOME**



1 Bedroom Flat located in Plains

Call us on

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***** Turn Key - One Bedroom Flat *****

Caroline Morrison is proud to bring to market this stunning one-bedroom duplex flat in Main Street in the charming village of Plains. This property offers a delightful blend of modern living and classic character, meticulously maintained to ensure it is in immaculate walk-in condition.

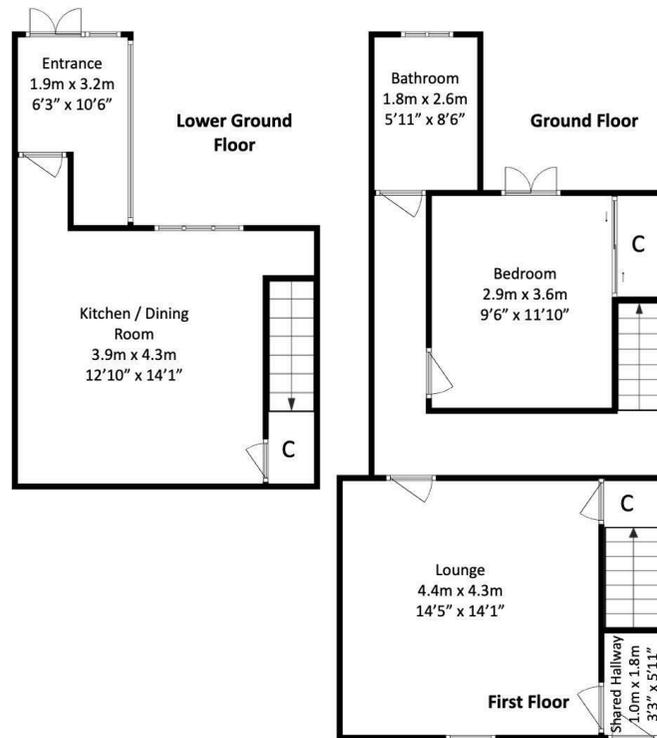
As you enter, you are greeted by a spacious ground floor lounge that exudes warmth and comfort, perfect for relaxing or entertaining guests. The well-appointed bedroom features a lovely Juliet balcony, allowing natural light to flood the space and providing a serene view of the surroundings. The family bathroom is conveniently located, ensuring privacy and ease of access.

The heart of the home is undoubtedly the basement dining room and kitchen, which offers a wonderful space for culinary creativity and family gatherings. Additionally, a small sunroom provides a charming spot to enjoy your morning coffee or unwind with a good book.

For those who value convenience, this property boasts private parking to the rear, making it easy to come and go as you please. The location is ideal, situated just outside Airdrie and close to local

Council Tax Band

A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

