



Craigmarloch

85 GLEN LEDNOCK DRIVE

O/o £269,000

Spacious 4/5 bedroom detached villa on large corner plot in desirable area

Backs onto woodland - Large corner plot - Spacious & flexible interior - Walking distance to train station - Energy Efficiency: D



- Large corner plot
- Spacious & flexible layout
- Backs onto woodland
- Walking distance to train station
- Fabulous family home
- Sought after area
- Quiet end of cul-de-sac position
- Energy efficiency rating D

Kelvin Valley Properties are delighted to present to the market this **spacious 4/5 bedroom detached villa**, situated at the end of the sought after Glen Lednock Drive cul-de-sac in Craigmarloch, Cumbernauld. Only a short walk from Croy Train Station, the property backs onto woodland at the back and benefits from being on a large corner plot with plenty more scope for development if required. Internally there is a large lounge, modern fitted kitchen, separate utility room, four bedrooms, a home office, a large dining room (could also be a downstairs bedroom), a main family bathroom, and a downstairs cloaks. Externally there are private gardens to all sides, as well as garage & driveway.



Lounge (17'2 x 13'2)

Spacious lounge with patio doors opening out into the large rear garden and allowing plenty of natural light into the room. Carpeted floor area. The fire and surround are included in the sale. Plenty of space for furniture. An ideal area in which to relax or entertain.



Master Bedroom & En-suite (15'1 x 10'1)

Well-proportioned master bedroom with fitted mirrored wardrobes and carpeted floor area. Two windows to the front. En-suite shower room with shower in cabinet, wash hand basin and W.C.



Breakfasting Kitchen (15'1 x 10'4)

Modern fitted kitchen with base and wall mounted storage units, as well as extensive worksurfaces. Integral oven, hob & hood. The fridge freezer & sink are also integrated. Dishwasher is included in the sale. Double window to the rear. Ample space for table & chairs. Under unit lighting. Vinyl floor covering.



Bedroom 2 (11'4 x 10'3)

Another large double bedroom, this time to the rear with windows overlooking the large back garden. Carpeted floor area. Fitted wardrobes offering extra storage.

Bedroom 3 (10'2 x 9'4)

Another large double bedroom, again to the rear with windows overlooking the back garden. Carpeted floor area.

Bedroom 4 (9'8 x 9'5)

Double bedroom to the front with fitted wardrobes and carpeted floor area.

Dining / Bedroom 5 (18'0 x 9'8)

On the ground floor, this large and flexible room is accessed from the main hallway and could be used as a dining room or downstairs bedroom. Carpeted floor area. Windows to the front.

Cloaks

Useful cloaks on the ground floor with W.C. and wash hand basin.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Kelvin Valley Properties are a longstanding member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Home Office (11'0 x 9'4)

Accessed from the main hall, and also with double doors to the lounge, this flexible room is currently used as a home office although was originally the dining room for the property. Carpeted floor area. Windows to the front. Units included in sale.

Bathroom (7'2 x 6'9)

Fitted bathroom with wash hand basin, W.C., and bath. Shower and shower screen fitted to bath. Tiled walls. Vinyl floor.

Utility Room (5'9 x 5'3)

Adjacent to the kitchen, this useful room has fitted units, a worksurface and sink. Space for appliances. Washing machine & dryer included in sale.

Gardens, Garage & Driveway

Driveway to front providing plenty of parking. Single garage with potential to convert in future. Large gardens, especially to the rear where there is a patio, large area of lawn, greenhouse and shed. The rear garden is South-facing, benefitting from plenty of sun.

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2076**

Heating & Glazing

Gas central heating & double glazing throughout.

Other Information

All floor coverings, light fittings and blinds included in the sale. Fully serviced alarm system also included in the sale.

Property Summary

A spacious and seldom available detached villa on a large corner plot in a sought after area. Early viewing advised to avoid disappointment - this will be popular!

Area Summary

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station (1 mile away) provides a rapid link to Glasgow, Edinburgh and Stirling on to North & South. Major motorway networks are on your doorstep for excellent commuting, yet the area is close to open countryside with many outdoor activities available.



Post Code for Sat Nav

G68 0EJ