



**CUMBERNAULD**

**18 LOGAN DRIVE**

**O/o £179,995**

*A spacious 2 bed semi-detached bungalow backing onto a quiet woodland area*

Peaceful setting - Private rear garden - Extensive driveway - Seldom available property - Sought-after area - EER D





- Semi-detached bungalow
- Sought-after area
- Large driveway
- Two double bedrooms
- Backing onto a woodland area
- Private gardens
- Close proximity to amenities
- Energy efficiency rating D

Nestled in a quiet cul-de-sac within one of the area's most desirable residential pockets, is this **two bedroom semi-detached bungalow** on Logan Drive in Balloch, Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a woodland outlook to the rear with peaceful surroundings but yet offers close proximity to local amenities and transport links. Internally there is a lounge/dining area, a fitted kitchen, two double bedrooms and a fitted bathroom. Externally there is a large driveway with space for multiple cars and a private rear garden with a patio area a section of lawn.

The full property details and home report can be accessed on the Kelvin Valley website.



### LOUNGE / DINING AREA

A well-proportioned lounge with a window to the front allowing plenty of light into the room. Neutral décor and solid wood flooring. Ample of space for both living room furniture and a table and chairs in this room



### KITCHEN

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, hob, and oven. Window overlooking the rear garden and a door providing access to a private and peaceful outdoor space. Tiled floor area.



### BEDROOM 1

Principle bedroom with a fitted cupboard providing additional storage and a window to the rear. Neutral décor and a carpeted floor area. Ample space for bedroom furniture. Window to the rear overlooking the gardens and towards woodland.



## BEDROOM 2

Another double bedroom with fitted mirrored wardrobes and a window to the front. Ample space for furniture. Carpeted floor area.

## BATHROOM

Fitted bathroom with a shower over the bath, wash hand basin in vanity units and a W.C. Part wet wall panelled with vinyl flooring. Textured glass window to the front.

## GARDENS & DRIVEWAY

There is a large monoblock driveway with space for multiple cars and a private rear garden with a patio area a section of lawn. The rear garden benefits from having a peaceful woodland outlook, providing a great outdoor space to relax or entertain.

## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included. Please note that the shed and greenhouse are **not** included in the sale and will be removed prior to settlement.

## PROPERTY SUMMARY

Situated in a peaceful and sought-after cul-de-sac, this seldom available semi-detached bungalow benefits from backing onto woodland and from being all on the one level. The property would be ideal for first time buyers or those looking downsize. Early viewing is advised to avoid disappointment.

## AREA SUMMARY

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 (2 miles) provides an excellent link to Glasgow and other areas, plus there is easy access to both the M80 and M74 motorways within a few miles, providing excellent commuting in all directions.



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 an electronic measuring device 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 is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

**sales@kvps.co.uk / 0800 133 7775**

Reference Number: **K/2703**



**Post Code for Sat Nav**

**G68 9EY**