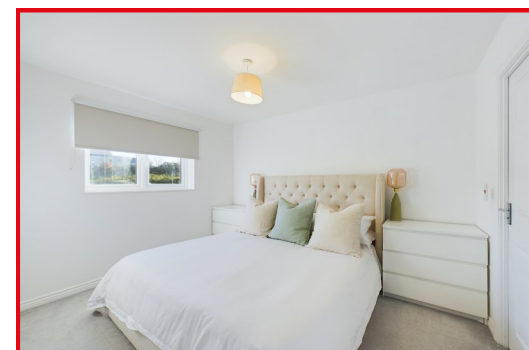




82 CAILHEAD DRIVE, SMITHSTONE

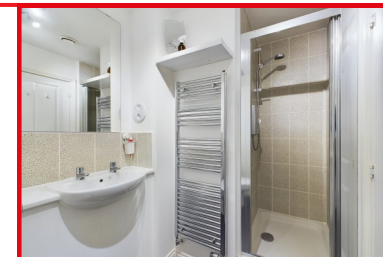
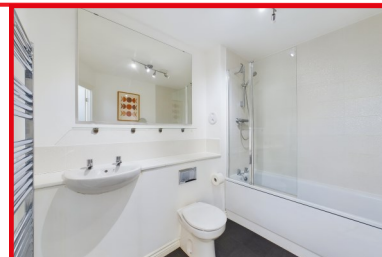
O / o £137,995

Situated a short distance away from Croy Train Station is this modern **two bedroom top floor flat** in Smithstone, Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this property would be an ideal purchase for a first time buyer or professional looking to be a short commuting distance from Glasgow or Edinburgh. Internally there is an open plan lounge/kitchen, two double bedrooms (one ensuite) and a fitted bathroom. Externally there is a designated private parking space for the property and shared residents gardens. The full property details and home report can be accessed on the Kelvin Valley website.



- Top floor flat
- Attractive fitted kitchen and bathroom
- Two double bedrooms
- Gas central heating & double glazing
- Contemporary interior throughout
- A short distance from Croy Train Station
- Private parking space
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



ENTRANCE

From the parking area, proceed into the close and up the stairs to number 82 on the top floor .

LOUNGE

Contemporary lounge with neutral decor. Parisian balconies with French doors, allowing plenty of light into this room. Attractive herringbone style flooring.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob, hood, fridge/freezer and dishwasher. Breakfast bar at the end of the kitchen.

BEDROOM 1 & ENSUITE

Principle bedroom with windows to the front and ample space for furniture. Neutral décor. Carpeted floor area. En-suite accessed from this bedroom, with shower in cabinet, wash hand basin and W.C.

BEDROOM 2

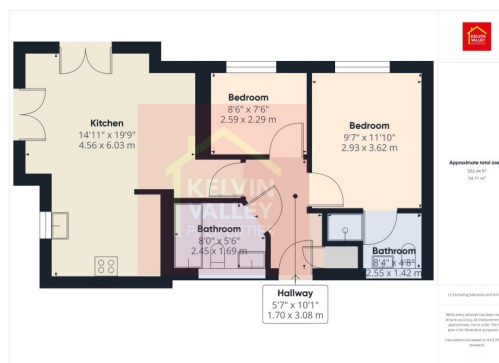
Another double bedroom, again with windows to the front and neutral décor. Carpeted flooring.

BATHROOM

Contemporary bathroom with a shower over the bath, wash hand basin and W.C. Tiled floor and part tiled walls.

PARKING & GARDENS

Externally there is a designated private parking space for the property and shared residents gardens.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A fantastic opportunity for a first time buyer or professional to purchase a modern two bedroom top floor flat. The property benefits from being a very short distance to Croy Train Station. Early viewing is advised to avoid disappointment.

AREA DETAILS

The Cumbernauld area 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 Greenfaulds and Croy railway stations provide excellent transport links and major motorway networks are on your doorstep for excellent commuting, yet the area is close to open countryside with many outdoor activities available.

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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2571**



Post Code for Sat Nav

G68 9FA