



CUMBERNAULD

## 7 GREBE DRIVE

O/o £365,000

*Large 5 bedroom detached villa with double garage close to Broadwood Loch*

Spacious family home - Situated in sought-after Collingwood area - Largest house type in development - EER C



- Spacious family home
- Highly sought after area
- Close to Broadwood Loch
- Largest house type in development

- 5 bedrooms / 4 bathrooms
- Attractive interior
- Double garage
- Energy efficiency rating C

Situated close to Broadwood Loch in the sought-after Collingwood area of Cumbernauld, this **spacious five bedroom detached villa** has to be seen to be fully appreciated. Buyers in the market for a family home won't want to miss out on this high-specification detached property, presented to the market by award-winning local agent Kelvin Valley Properties. Presented with an attractive interior, large rooms, and landscaped gardens, interested parties are advised to act quickly. Internally the property has a large lounge, fitted kitchen with open plan family area, utility room, dining room, five bedrooms (two are en-suite), a main family bathroom, and downstairs cloaks. Externally there are private gardens to front and rear, double garage and a large monoblock driveway.



**Lounge ( 21' x 12'4 )**

Spacious lounge with box window formation to the front allowing plenty of light into the room. Real wood flooring. Neutral décor. Plenty of space for furniture. Log burner provides additional heating in this warm and inviting room, which is ideal for relaxing or entertaining.



**Dining Room ( 12'3 x 10'1 )**

Large dining room, accessed from the main hallway. Box window formation to the rear allowing plenty of light into the room. Real wood flooring. Plenty of space for a large table and chairs. Light neutral décor.



**Kitchen ( 16'1 x 14'9 ) /  
Family ( 12'10 x 9'1 )**

Attractive fitted kitchen with white storage units and contrasting wooden worktops. Integral sink, gas hob, double oven and dishwasher. Quad window formation to the rear overlooking the back garden. Open plan access to a family area with space for sofas as well as a table and chairs.



### **Master Bed & En-suite ( 15'4 x 12'5 )**

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the front. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C.

### **Bedroom 2 & En-Suite ( 11'11 x 10'5 )**

Large double bedroom to the front, again with fitted wardrobes offering excellent storage. Carpeted floor area. Neutral décor. En-suite shower room with shower in cabinet, wash hand basin & W.C.

### **Bedroom 3 ( 11'6 x 9'6 )**

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area. Fitted wardrobes.

### **Bedroom 4 ( 11' x 8'10 )**

Another double bedroom, which again has fitted wardrobes and a carpeted floor area. Windows overlooking the back garden.

### **Bedroom 5 ( 9'5 x 8'11 )**

Another double bedroom, which could also be used as a home office. Carpeted floor area.

### **Bathroom ( 10'11 x 5'1 )**

Newly fitted bathroom, with bath, wash hand basin within vanity unit and W.C. Separate walk-in mixer shower. Tiled walls. UPVC ceiling with spotlights.

### **Utility**

Useful utility room with fitted units, worksurface and integral sink. Back door opening out into the rear garden from here.

### **Cloaks**

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

### **Gardens, Garage & Driveway**

Private front and rear gardens, which have been landscaped. The rear garden backs onto a tree line and has plenty of privacy. It also has two sun decks. Double garage with electrics. Large monoblock driveway with space for several cars.

### **Heating & Glazing**

Gas central heating & double glazing.

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](http://www.tpos.co.uk)

### Viewings

**By appointment only through  
Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2387**

### **Other Information**

All floor coverings, fixtures & fittings included.

### **Property Summary**

An especially large family home in a sought-after and exclusive development, adjacent to Broadwood Loch. The property boasts large rooms and similar properties in the area have converted the double garage for even more living space. Early viewing of this fabulous family home is recommended to avoid disappointment.

### **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 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 9GR**