



CUMBERNAULD

## 44 VALLEYFIELD DRIVE

*Contemporary 3 bed semi-detached villa close to Broadwood Loch*

Situated on a corner plot - Attractive modern interior - Large private driveway - Excellent motorway connections - EER C

F/p £175,995



- Large corner plot
- Attractive modern interior
- Extensive monoblock driveway
- Contemporary kitchen
- Adjacent to Broadwood Loch
- Sought-after area
- Close to M80 & Croy train station
- Energy efficiency rating C

Situated close to Broadwood Loch in a sought-after area, is this **modern 3 bedroom semi-detached villa** on a large corner plot. The property boasts a contemporary interior and benefits from having much larger gardens and driveway than other similar properties in the area. Presented to the market by award-winning local agent Kelvin Valley Properties, early viewing of this excellent family home is recommended to avoid disappointment. Internally the property has a large lounge, modern fitted kitchen with dining area, and a cloaks on the lower level. Upstairs there are a three bedrooms (two are double size), and a fitted bathroom with shower over the bath. Externally the property benefits from having a large garden and driveway with space for several vehicles.



**Lounge ( 15'8 x 14'7 )**

Spacious lounge with window formation to the front allowing plenty of light into the room. Contemporary décor and laminate flooring. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining.



**Dining Area**

Open plan from the kitchen is a spacious dining area with room for a table and chairs. French doors lead out to the patio in the rear garden from here and also has a large under stair cupboard offering excellent storage.



**Kitchen ( 14'4 x 8'4 )**

Attractive fitted kitchen with high gloss units and extensive work surfaces. Integrated oven/hob & hood. Washing machine and fridge/freezer included in the sale. Open plan access to the dining area and into the garden. Laminate flooring & modern radiator fitted.



### **Master Bedroom ( 13'7 x 8'2 )**

Large double bedroom with double bedroom to the front. Carpeted floor area. Contemporary décor. Plenty of space for own furniture.

### **Bedroom 2 ( 10'9 x 7'11 )**

Large double bedroom to the rear, with excellent views over the rear garden. Carpeted floor area. Currently used as a home office.

### **Bedroom 3 ( 6'9 x 6'0 )**

Single bedroom to the front with corner cupboard and fitted storage. Currently used as a dressing room. Carpeted floor area.

### **Bathroom ( 6'1 x 5'7 )**

Fitted bathroom, with bath, wash hand basin and W.C. Tiled walls. Shower and shower screen fitted above the bath. Textured glass window to the rear allowing natural light into the room.

### **Cloaks**

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

### **Gardens & Driveway**

As the property is situated on a large corner plot, it benefits from having much larger gardens and driveway than other properties in the area. The monoblock driveway has space for several vehicles. There is a large patio to the rear and then a substantial tiered garden laid to lawn.

### **Heating & Glazing**

Gas central heating & double glazing.

### **Other Information**

All fixtures & fittings, floor coverings and blinds included.

### **Property Summary**

A contemporary 3 bedroom semi-detached villa in a sought after area, very close to Broadwood Loch. The property benefits from being on a corner plot with much larger than usual gardens and driveway. It is also very close to the M80 motorway, the new retail park at Broadwood and Croy train station, making it an ideal location for commuting. Early viewing is advised to avoid disappointment.

### **Area Summary**

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions.

Nearby Croy railway station (2 miles 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.

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/2363**



**Post Code for Sat Nav**

**G68 9NW**