



37D BLUEBELL WALK, CUMBERNAULD VILLAGE O/o £124,995

Welcome to 37D Bluebell Walk, a contemporary and spacious two bedroom first floor flat in the sought-after Cumbernauld Village. Presented to the market by award winning local agent Kelvin Valley Properties, this home is a short walk away from local amenities and is within close proximity to the M80 motorway and Cumbernauld Train Station. Internally there is a spacious lounge, a fitted kitchen/dining area, two double bedrooms (one en-suite), and a contemporary fitted bathroom. Externally there is ample parking available and residents gardens to all sides of the property. The full details & home report can be accessed on the Kelvin Valley website.



- Located in a sought-after area
- Generous living spaces
- Contemporary interior
- Gas central heating & double glazing
- First floor flat
- Residents parking & gardens
- Close to local amenities
- Energy efficiency rating B

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 roadside, proceed into the close and up the stairs to the front entrance of 37D

LOUNGE / DINING

Contemporary lounge with a wall papered feature wall accompanied with neutral décor. Windows to the front. Ample space for living room furniture. Carpeted floor area.

KITCHEN/DINING

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. Window to the rear. Tiled flooring. Ample space for a table and chairs.

BEDROOM 1/EN-SUITE

Principle double bedroom with fitted wardrobes and carpeted floor area. Window to the rear. Ample space for bedroom furniture. Wall papered feature wall. The en-suite is accessed from this room and comprises of a shower in cabinet, wash hand basin and a W.C.

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

BEDROOM 2

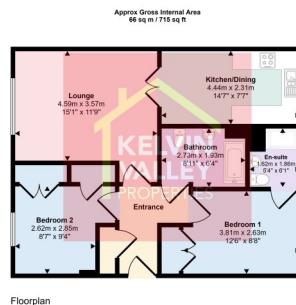
Another double bedroom with fitted wardrobes and a separate storage cupboard. Window to the front. Carpeted floor area.

BATHROOM

Contemporary bathroom comprising of a bath, wash hand basin and a W.C. Part tiled walls and vinyl flooring.

SHARED GARDENS/PARKING

There is ample parking available and residents gardens to all sides of the property.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A contemporary two bedroom first floor flat on Bluebell Walk in the sought-after Cumbernauld Village. The property offers close proximity to local amenities and transport links. Early viewing is advised to avoid disappointment.

AREA DETAILS

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary and secondary schools and sports facilities. There are also a number of historic tourist attractions and plenty countryside activities.

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2714**

Post Code for Sat Nav

G67 2TB

