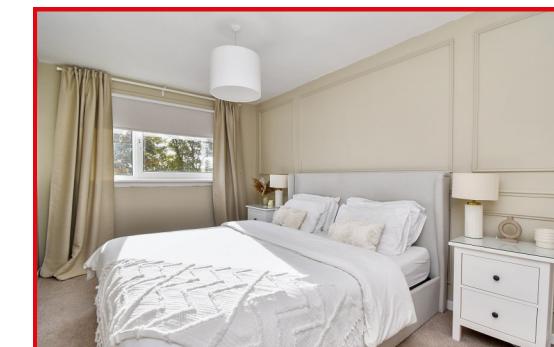




17 ABBOTSFORD, CUMBERNAULD

O/o £69,000

First time buyers wont want to miss this excellent opportunity to purchase a beautifully presented **two bedroom first floor flat** in the Greenfaulds area of Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts modern décor and is in immaculate condition throughout. Internally there is a spacious lounge, modern fitted kitchen and shower room and two bedrooms. Externally there is a large storage cupboard in the close, a garage and a rear garden. The full property details and home report can be accessed on the Kelvin Valley website.



- Beautifully presented first floor flat
- Two bedrooms
- Rear garden and garage
- Newly installed heating system
- Modern interior
- Attractive fitted kitchen and shower room
- Ideal for a first time buyer
- Energy efficiency rating D

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, you proceed into the close and up to the first floor to number 17 on the left hand side.

LOUNGE / DINING

Contemporary lounge with modern decor. Windows to the front, allowing in plenty of light into this bright room. Ample space for furniture and laminate flooring.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. The washing machine, dryer, dishwasher are included in the sale. Ample space for a table and chairs in this room.

BEDROOM 1

Primary bedroom to the front of the property with a carpeted floor area and modern décor. Ample space for furniture.

BEDROOM 2

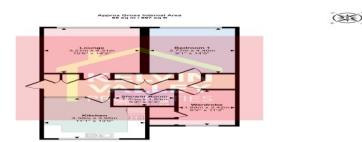
Currently used as a home office, there is a further bedroom. Two cupboards in this room offering excellent storage. Windows to the rear and laminate flooring.

SHOWER ROOM

Modern fitted shower room with a walk-in shower protected by a glass screen, wash hand basin in vanity unit and W.C. Tiled walls and flooring throughout this room.

GARDEN/GARAGE/STORAGE CUPBOARD

In the close on the first floor, the property has a designated storage cupboard with extensive storage space. The property has a garage with space to park a car in front of it. To the rear there is stoned chipped section of garden, protected by wooden fencing.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A beautifully presented and modern first floor flat on Abbotsford Road in Greenfaulds, Cumbernauld. This property would be ideal for a first time buyer looking for their first home.

AREA DETAILS

This 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 Greenfaulds railway station provides 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/2580**

Post Code for Sat Nav

G67 4BP

