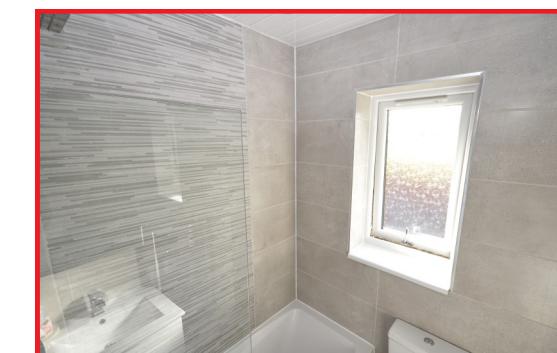


Kelvin Valley Properties are delighted to bring to the market this modern **three bedroom semi detached villa** in the ever popular Blackwood area of Cumbernauld. Situated close to Broadwood Loch and in an excellent location for commuting, this attractive property is on a good-sized plot with private gardens and driveway. Internally the property boasts a modern lounge, fitted dining kitchen, three bedrooms, a modern bathroom and downstairs cloaks. Early viewing of this seldom available and well presented property is recommended to avoid disappointment.



- Popular location by Broadwood Loch
- Private gardens and driveway
- Seldom available 3 bedroom house
- Attractive modern interior
- Gas central heating / double glazing
- Contemporary interior throughout
- Modern kitchen and bathroom
- Energy efficiency rating C



## Entrance

Access to the property is accessed from the roadside via the private path.

## Reception

The front door leads into the entrance hallway which in turn provides access to the lounge. The downstairs cloaks is accessed from here.

## Lounge ( 15'0 x 14'8 )

Modern lounge with freshly carpeted floor area and large window to the front allowing plenty of natural light into the room. Plenty of space for furniture. Access to the adjacent kitchen.

## Kitchen ( 14'9 x 8'1 )

Modern fitted kitchen with base and wall mounted storage units. Extensive worksurfaces, with integral sink and hob. There is also an integrated oven and extractor hood, and fridge and freezer. Window to the rear. Back door accessing the rear garden from here.

## Cloaks

Useful cloaks with W.C and wash hand basin.

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)

## Bedroom 1 ( 13'7 x 8'5 )

Spacious double bedroom with plenty of space for furniture. Window to the front. Carpeted.

## Bedroom 2 ( 9'9 x 8'1 )

Another well-proportioned double bedroom, this time with a window to the rear overlooking the back garden. Carpeted floor area.

## Bedroom 3 ( 9'9 x 5'8 )

Single bedroom to the front, ideal for a child's bedroom or could also be a home office.

## Bathroom ( 5'5 x 5'2 )

Modern fitted bathroom comprising of a bath, wash hand basin and W.C. Shower fitted above the bath. Fully tiled. Textured glass window to the rear allowing natural light in.

## Gardens & Parking

There is a private driveway to the side with room for 2-3 cars. Private front and rear gardens. The rear garden is landscaped with a low-maintenance patio. Lawn to the front.

## Heating & Windows

Gas Central Heating. Double glazing throughout.

## Property Summary

A fabulous opportunity to acquire a modern and well-presented property in a sought after part of Cumbernauld. Excellent commuting and close to Croy Train Station. The property benefits from being in excellent condition with attractive contemporary décor throughout. Early viewing of this 3 bedroom family home is advised to avoid disappointment.

## Area Details

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. The nearby railway station (0.9 miles) provides an excellent link to Glasgow and other areas, plus there is easy access to both the M80 and M74 motorways within a few miles, providing excellent commuting in all directions.

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2063**



**Post Code for Sat Nav**

**G68 9NU**