



98 OAK ROAD, CUMBERNAULD

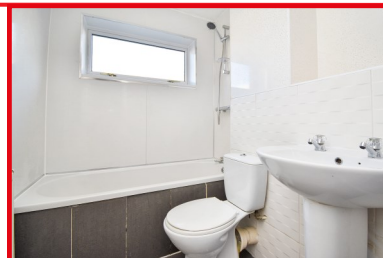
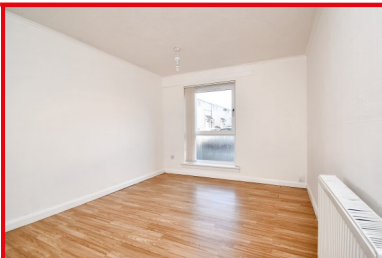
O / o £65,995

A fantastic opportunity to purchase a **spacious two bedroom ground floor flat** in an established area of Abronhill, Cumbernauld. Award winning local agent Kelvin Valley Properties are delighted to present to the market, this home which benefits from it's large living spaces throughout and it's affordable price. Internally there is a lounge, a large kitchen/dining area, two double bedrooms and a fitted bathroom. Externally there are common grounds around the flats, with an enclosed section accessed via French doors in the hallway. The full property details and home report can be accessed on the Kelvin Valley website.



- Ground floor flat
- Spacious interior
- Two double bedrooms
- Double glazing
- Large kitchen/dining area
- French doors accessing communal gardens
- Gas central heating
- 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 car park, proceed into the close and number 98 is on the left hand side.

LOUNGE

There is a lounge located adjacent to the kitchen with windows to the front and the rear, allowing plenty of light into this room. Feature wall and laminate flooring. Ample space for furniture.

KITCHEN/DINING AREA

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. The washing machine and fridge/freezer are included in the sale. There is plenty of room for a table and chairs in this room.

BEDROOM 1

Large double bedroom with a large walk-in cupboard and laminate flooring. Windows to the rear. Ample space for bedroom furniture.

BEDROOM 2

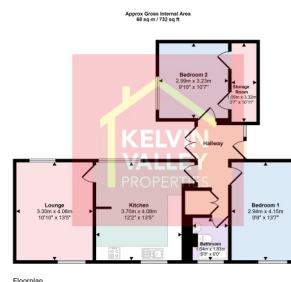
Another double bedroom with windows to the front of the property and laminate flooring. Ample space bedroom furniture.

BATHROOM

Fitted bath room with a shower over the bath, wash hand basin and W.C. Textured glass window to the front. Wet wall panelling around the bath/shower and tiled flooring throughout.

GARDENS

There are common grounds around the flat, with an enclosed section which can be accessed via the French doors in the hallway.



Floorplan

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious two bedroom ground floor flat on Oak Road in Abronhill, Cumbernauld. The property benefits from its large living space and affordable price. Early viewing 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 (700 yards) 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.

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/2604**



Post Code for Sat Nav

G67 3LD