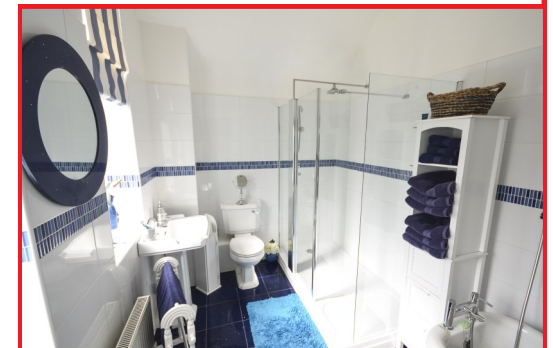


Kelvin Valley Properties are delighted to bring to the market this attractive **two bedroom end terraced cottage** in the popular village of Allandale. Situated between Cumbernauld and Bonnybridge, this property is ideally placed for excellent commuting yet is set in a quiet countryside village surrounded by greenbelt. Internally there is a large lounge, modern fitted kitchen, modern bathroom and two upstairs bedrooms. Externally there are private front and rear garden areas, as well as access to large communal residents' gardens and drying areas to the rear.



- Attractive end terraced cottage
- Beautiful contemporary interior
- Upgraded throughout in recent times
- Residents' parking and gardens
- Modern kitchen and bathroom
- Quiet countryside location
- Excellent commuting from here
- Energy Efficiency rating D





## Entrance

Access to the property is via a pathway to the front, which in turn leads to the front door. There is parking to both the side and rear of the terrace.

## Reception

The front door leads into the entrance vestibule which in turn leads into the lounge.

## Lounge ( 18'9 x 13'6 )

The spacious lounge boasts attractive décor and has a large window looking out to the front. Wallpapered feature wall and lovely wooden flooring in here. The fire and surround is included in the sale. Plenty of room for furniture.

## Kitchen ( 13'9 x 12'5 )

Modern fitted kitchen with plenty of base and wall mounted storage units. Extensive worksurfaces, one of which has an integral Belfast sink. The cooker is included in the sale and there is a fitted extractor hood. Cupboards under stairs with room for appliances. The floor area is tiled. The table and chairs are negotiable.

## Bedroom 1 ( 14'9 x 10'10 )

Spacious double bedroom with window to the rear. Carpeted floor area. Wallpapered feature wall. Ample space for furniture.

## Bedroom 2 ( 12'2 x 10'6 )

Bedroom to the front with bay window. Cupboards for storage. Carpeted floor area. Wallpapered feature wall.

## Bathroom ( 15'8 x 8'3 )

Modern fitted bathroom, with freestanding bath, wash hand basin, W.C. and there is a mixer shower in a large walk-in enclosure. Tiled floor and walls. Spotlights in the ceiling providing downlighting.

## Gardens & Parking

Private front garden and a small section immediately at the back door as well with decking. Residents' parking to the side and rear. There are also large communal residents' gardens and drying areas to the rear. Large shed included in the sale.

## Heating & Double Glazing

Gas central heating. Worcester Bosch Boiler 3 years old. Benefits from double glazing.

## Property Summary

An immaculately presented character property, set within a quiet village between Cumbernauld and Bonnybridge. Benefits from having an attractive and spacious interior, and has been upgraded throughout by the present owners. Early viewing is recommended to avoid disappointment.

## Area Details

Allandale is a quiet village with a lovely community feel. There is a local shop. Nearby Towns of Bonnybridge & Cumbernauld offer a wider set of facilities. Nearby railway stations at Camelon & Cumbernauld provide commuters links with Glasgow, Edinburgh & Stirling & onward to the North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs.

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.

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## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **Andy or John**

Reference Number: **K/2095**

