



3N BEECHWOOD RD, CUMBERNAULD

F/P £95,995

The flats in Beechwood Road very rarely come up for sale and this **two bedroom top floor flat** boasts a spacious interior and fantastic views. It is located in a key central location close to local amenities, and benefits from being on the top floor.

Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a private residents car park as well as a security entrance system. Internally there is a lounge with dining area, fitted kitchen, two double bedrooms, and bathroom.

Externally there is residents parking and grounds maintained by the factor. Early viewing is highly recommended.



- Spacious top floor flat
- Fantastic views
- Seldom available property
- Large rooms
- Security entrance system
- Private residents car park
- Superb central location
- 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 private car park you access the entrance hallway to the flats via the security entrance system. Proceed up the stairs to the top floor where you will find Flat 3N.

Lounge / Dining (19'5 x 12'1)

Huge living room with ample space for both living and dining furniture. Windows to front and both sides, allowing plenty of natural light in and also offering panoramic views from the property's elevated position. Carpeted floor area.

Kitchen (12'4 x 6'4)

Fitted kitchen with base and wall mounted storage units and extensive work surface. The cooker is included in the sale. Extractor fan. Vinyl flooring.

Bedroom 1 (15'1 x 9'11)

Large double bedroom with carpeted floor area and excellent views. The wardrobes in this room are included in the sale. Plenty of space for furniture.

Bedroom 2 (12'11 x 9'9)

Further bedroom, also of double size. Carpeted floor area. Window to the front.

Bathroom (6'2 x 6'0)

Fitted bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Tiled walls.

Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

An especially large top floor flat with superb views. A seldom available property type to come onto the local market, and it is very well positioned for local amenities in Cumbernauld Town Centre. Early viewing is advised to avoid missing out.

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 (less than a mile) 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 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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2396**



Post Code for Sat Nav

G67 2NL