



**CUMBERNAULD**

**12 CAMPSIE VIEW**

**O/o 179,995**

*Beautifully presented 3 bed end-terraced house in a quiet & friendly area*

Contemporary interior - Private South-facing rear garden - Private driveway - Close to local amenities - EER D



- Three bed end-terraced home
- South-facing rear garden
- Beautifully presented interior
- Monoblock driveway
- Desirable Kildrum location
- Modern dining kitchen
- Close to local amenities
- Energy efficiency rating D

A beautifully presented **three bedroom end-terrace house** set in a quiet, family-friendly cul-de-sac in the heart of Kildrum, Cumbernauld. Presented to the market by award winning local agent Kevin Valley Properties, this home offers spacious living areas, modern interiors, private gardens, and a monoblock driveway. This home would be ideal for first time buyers or those with small families. Internally there is a lounge, a modern fitted kitchen, three bedrooms and a contemporary shower room. Early viewing is advised to avoid disappointment.

The full property details and home report can be accessed on the Kelvin Valley website.



### LOUNGE

Spacious lounge with a window to the front allowing plenty of light into the room. Neutral décor and laminate flooring. Plenty of space for furniture in this room.



### DINING KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, hob, fridge/freezer, microwave/oven, washing machine, dishwasher and a wine fridge. Corner cupboard offering excellent storage. Breakfast bar acts as the dining area.



### BEDROOM 1

Principle double bedroom with ample space for bedroom furniture. Windows overlooking the front of the property. Laminate flooring. Neutral décor.



## BEDROOM 2

Another double bedroom with windows to the rear and ample space for bedroom furniture. Laminate flooring. Wall papered feature wall accompanied with neutral décor.

## BEDROOM 3

A third bedroom with windows to the front. Laminate flooring and ample space for furniture. Useful corner storage cupboard.

## SHOWER ROOM

Attractive and modern fitted shower room, with a walk-in shower, wash hand basin in vanity unit and a W.C. Tiled walls and floor. Textured glass window to the rear.

## GARDEN & DRIVEWAY

To the front of the property there is a large monoblock driveway. The landscaped rear garden has decking, a patio area and section of lawn. An ideal space to relax or entertain. There is also a shed providing great additional storage.

## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.



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](http://www.tpos.co.uk)

Viewings  
By appointment only through Kelvin Valley Properties

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