



Signature
HOMES



WESTERWOOD

5 BALGOWNIE DRIVE

O/o £345,995

Contemporary 4 bed detached villa in sought-after Westerwood area

Large detached family home - Private garden areas - Long driveway & garage - Beautiful modern interior - EER C

- Large detached family home
- Beautiful modern interior
- Landscaped rear garden
- Four bedrooms
- Highly sought after area
- Very close to M80 motorway
- Large driveway with garage
- Energy efficiency rating C

Situated in the sought-after area of Westerwood in Cumbernauld adjacent to the Westerwood Hotel, Golf & Spa Resort, is this beautifully presented **four bedroom detached family home**. Award winning agent Kelvin Valley Properties are delighted to present this signature home to the market, which boasts large and open plan living spaces which are ideal for relaxing or entertaining. Internally there is a large lounge, downstairs cloaks, an open plan kitchen/living area, four bedrooms (one ensuite) an office/snug room and an upstairs bathroom. Externally there is a private garden area to the front and rear. The property also benefits from having a large driveway and a garage. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with a triple window formation to the front, allowing plenty of light into the room. Neutral décor and laminate flooring. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining.



FAMILY / DINING

Open plan family room with a lounge and dining area. Neutral décor and vinyl flooring. French door opening out onto a patio area in the rear garden. Windows overlooking the rear garden.



KITCHEN

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, oven, hob, hood and dishwasher. There is also a utility area just off the kitchen with fitted storage units and space for appliances. Door providing access to driveway at the side of the property.



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BEDROOM 1 & EN-SUITE

Spacious double bedroom with plenty of space for bedroom furniture and windows overlooking the front of the property. Carpeted floor area. En-suite shower room adjacent to this room with a shower in cabinet, wash hand basin & W.C.

BEDROOM 2

Large double bedroom with windows overlooking the front of the property and a carpeted floor area. Plenty of space for bedroom furniture.

BEDROOM 3

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area.

BEDROOM 4 / OFFICE

A fourth double bedroom, currently used as a home office. This room again has windows to the rear and carpeted floor area.

BATHROOM

Modern fitted bathroom with a shower over the bath, protected by a glass screen, wash hand basin and W.C. Tiled walls and laminate flooring.

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

DOWNSTAIRS OFFICE / SNUG

Downstairs office/snug with laminate flooring and windows to the front.

CLOAKS

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

GARDENS, GARAGE & DRIVEWAY

The rear garden has been landscaped and benefits from a raised stone chipped area as well as sections of lawn, a patio and a garden shed. Driveway for multiple cars and single garage. There is also a section of garden laid to lawn to the front of the property.



Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2623**

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

Situated in the sought-after area of Westwood Cumbernauld, this stunning four bedroom detached villa would make an ideal family home. The property benefits from its large living spaces and modern interior. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Westerwood is an exclusive and desirable part of the town of Cumbernauld. There are many amenities close by, including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Close by Croy railway station provides a rapid link to Glasgow, Edinburgh and Stirling on to North & South. Major motorway networks are on your doorstep for excellent commuting, yet the area is close to open countryside with many outdoor activities available.



Post Code for Sat Nav

G68 0FT