



## 67 CAILHEAD DRIVE, SMITHSTONE O/o £133,995

The sought-after flats in Cailhead Drive are in a fantastic location in popular Smithstone, just a few hundred yards from Croy train station. This **beautifully presented two bedroom first floor flat** is just under 6 years old and in walk-in condition. It benefits from having South and West facing windows in the lounge as well as West facing window in the kitchen, allowing the property to be bright inside. Internally the property boasts a modern dual-aspect lounge, a contemporary fitted kitchen, two bedrooms, and a modern bathroom with shower fitted above the bath. Externally there is a security entrance and a private parking bay. Early viewing advised.



- Contemporary first floor flat
- Only a few hundred yards from Croy station
- Attractive modern interior
- Over 4 years remaining on NHBC warranty
- Close to retail park & M80 motorway
- Security entrance
- Private allocated car parking
- Energy efficiency rating B

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## Entrance

From the private car park you access the security entrance at the front of the flats. Proceed up one flight of steps to the 1st floor, where you will see the door to number 67.

## Lounge ( 18'5 x 14'2 )

Contemporary lounge with modern decor. Access to French doors with South-facing Juliette balcony, ideal for opening on warm summer days. The floor area is carpeted and there is plenty of space for furniture.

## Kitchen ( 10'2 x 9'1 )

Modern fitted kitchen with base and wall mounted storage units and extensive worksurface. Integral sink and oven/hob/hood. The fridge/freezer, dishwasher and washing machine are also integrated and included in the sale. There is a West-facing window to the side allowing plenty of natural light into the room.

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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## Bedroom 1 ( 14'2 x 9'4 )

Well-proportioned double bedroom with plenty of space for furniture. The floor area is carpeted and the room benefits from having neutral décor. Double window to the front.

## Bedroom 2 ( 9'4 x 8'0 )

Further bedroom, currently used as a home office. Carpeted floor area. Double window to the front.

## Bathroom ( 11'5 x 8'7 )

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower fitted above the bath. Part-tiled walls. Large fitted mirror. A beautiful and spacious modern bathroom.

## Sales Information

All floor coverings, light fittings & blinds included.

## Property Summary

A modern and seldom available two bedroom first floor flat in this popular location close to Croy train station. Security entrance and private parking space. Immaculate contemporary interior. Early viewing is advised to avoid disappointment.

## Area Details

Cumbernauld offers a number of amenities including shops, health & leisure, primary & secondary school as well as sports facilities. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

## Viewings

**By appointment only**  
**through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2322**



**Post Code for Sat Nav**

**G68 9FA**