



Upper Flat

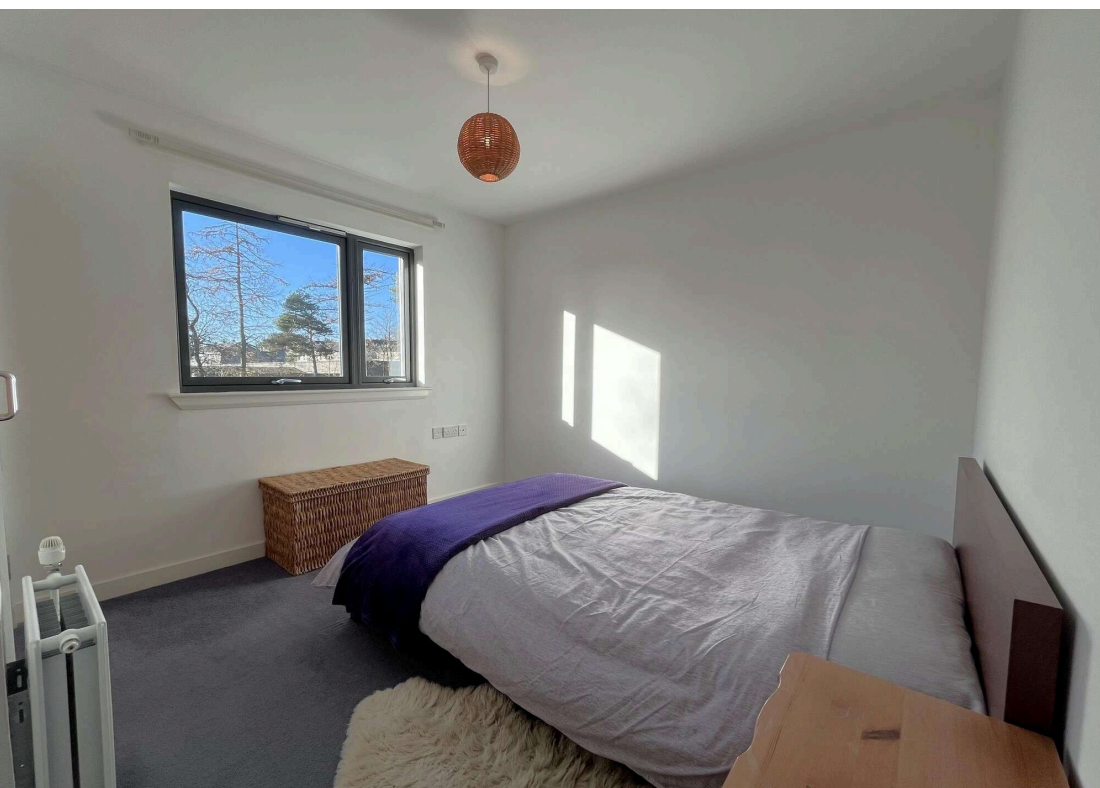
45a Clouden Road, Kildrum, Cumbernauld, G67 2EW

Offers Over £85,000



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Description

This two bedroom upper flat is brought to market in excellent condition and enjoys a popular address within the Kildrum district of Cumbernauld. Offering an exciting opportunity for buyers this property is beautifully presented boasting fresh decor, modern fixtures & fittings, double glazed windows and a gas fired central heating system with combination boiler.

Externally the property has off street parking to the front and an enclosed private garden to the rear.

The property has it's own main door into a small reception hall, a window to the side lending light and a cupboard to the opposite wall housing the electric meter. A broad carpeted stairway leads from the hall to the upper landing which again has a window formation to the side elevation and this landing leads to all the rooms. A ceiling hatch provides convenient access to the attic space.

There are two great sized double bedrooms with built in storage space, both found to the rear of the property and enjoying pleasant aspects across the gardens and woodland beyond. The lounge is a very comfortable reception room, the broad window formation allowing plenty of natural light to flow in. The kitchen and bathroom are both very well appointed and are of modern specification. The kitchen is fitted with a range of units and worktops and the appliances, cooker, washing machine, fridge, small freezer and microwave, are all included in the sale. There is space for a dining table and chairs making this a another great space to sit with family and friends. The gas central heating combi boiler is housed to one wall adjacent to the front facing window formation. The bathroom completes the accommodation on offer and is of generous proportion. There is a white bathroom suite with tiling to splash back and a window formation to the rear.

The private garden for this flat is to the rear accessed via a pathway to the side of the building and it is enclosed by timber fencing and a gate.

Clouden Road forms part of the popular Kildrum district of Cumbernauld lying to the north east of the town centre. There are a host of local amenities within easy reach including the Antonine Shopping Centre, Tryst Sports Centre and The Lanternhouse/ Cumbernauld Theatre. There are a number of Primary Schools in the area and Cumbernauld Academy offers Secondary Education. Those commuting have access to regular train services operating from Cumbernauld Station and to local bus services. There are excellent road links to the M80 and central belt motorway network.

Factor: Sanctuary Scotland: Fees Approx £290.00 per 6 months.

Room Dimensions

Entrance Hall	1.73 m x 1.78 m / 5'8" x 5'10"
Upper landing	5.59 m x 1.02 m / 18'4" x 3'4"
Bedroom 1	3.38 m x 3.78 m / 11'1" x 12'5"
Bedroom 2	3.25 m x 2.46 m / 10'8" x 8'1"
Bathroom	3.18 m x 1.83 m / 10'5" x 6'0"
Lounge	4.60 m x 3.68 m / 15'1" x 12'1"
Dining Kitchen	3.48 m x 2.92 m / 11'5" x 9'7"

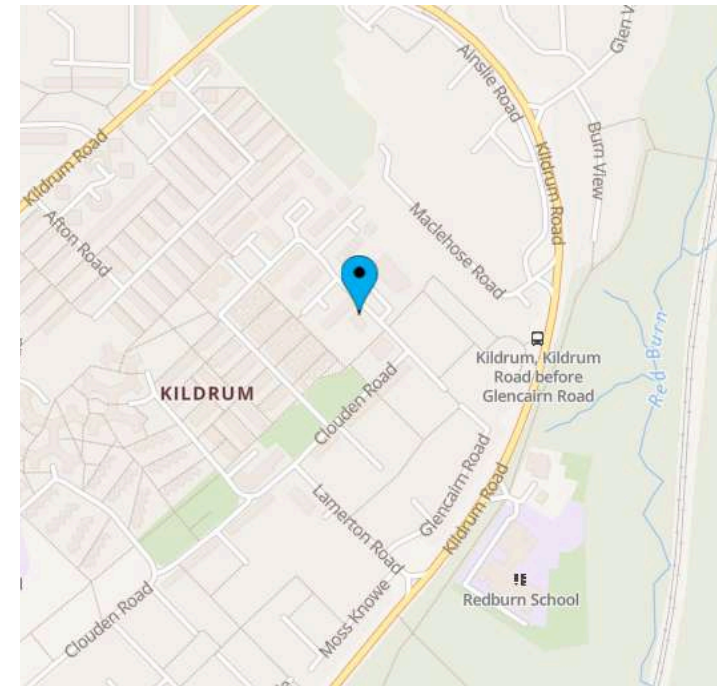
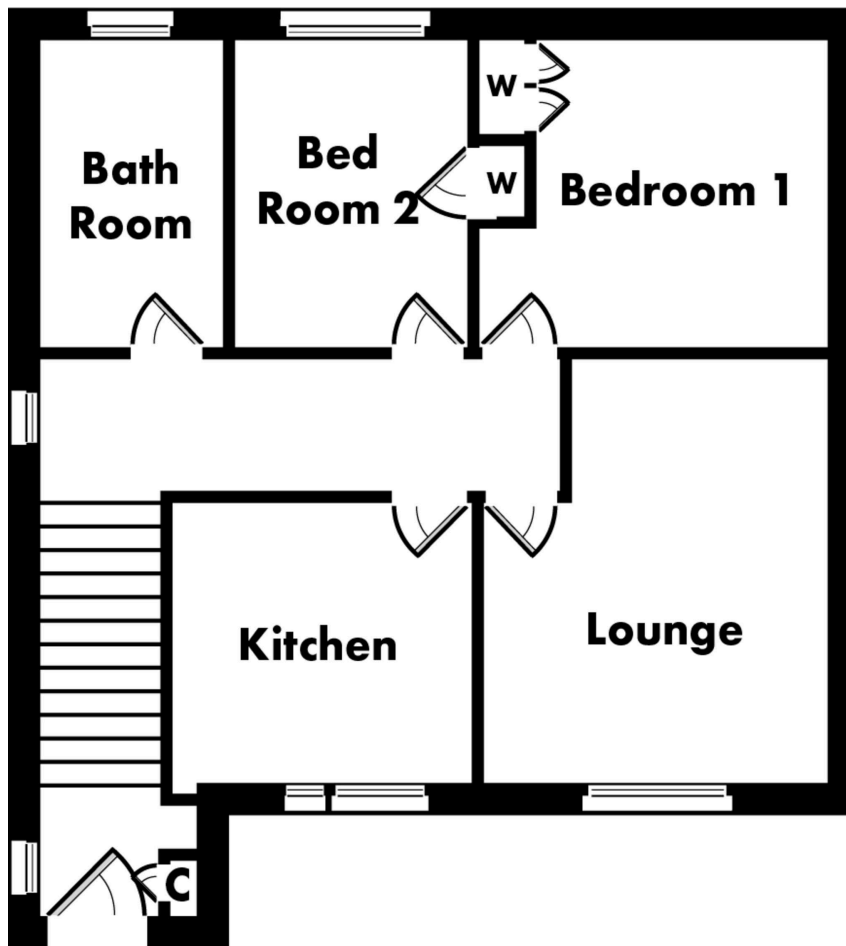
EPC: C

Features

Beautifully presented upper flat
Two double bedrooms
Well appointed dining kitchen
Gas central heating
Double Glazing
Off street parking to front
Enclosed private garden to rear
Popular address close to local amenities



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along South Carbrain Road proceed to the Kildrum South Roundabout and continue ahead onto Kildrum Road. Pass The Cumbernauld Theatre on your right and continue along turning left into Lamerton Road. At the top of the road turn right onto Clouden Road and continue to end of the road with the Salvation Army Church on your left. Turn left onto Clouden Road and this property is on your left hand side, opposite Kildrum Family Learning Centre.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



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ESPC Ref: E501208

