



## 17 PARK WAY, CUMBERNAULD. G67 2BT.

THIS IS A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FOUR BEDROOM, ARCHITECT DESIGNED BUNGALOW. LOCATED IN A CUL-DE-SAC POPULAR WITH FAMILIES, THE PROPERTY IS LOCATED BESIDE CUMBERNAULD PARK, WITH PRIMARY AND SECONDARY SCHOOLS WITHIN A MILE. ONE OF THE ORIGINAL 'ECO-HOUSES' THE PROPERTY ITSELF IS OF SCANDINAVIAN DESIGN AND WAS WELL AHEAD OF ITS TIME WHEN NEW. IT BOASTS WONDERFUL LARGE GARDEN, SITS UNDER A PITCHED ROOF, FEATURES DOUBLE GLAZING, GAS CENTRAL HEATING, AND FLAT ROOFED LINEAR DOUBLE GARAGE.



- ARCHITECT DESIGNED BUNGALOW WITH PITCHED ROOF
- CLOSE TO CUMBERNAULD PARK
- DOUBLE GLAZING
- LINEAR DOUBLE GARAGE
- QUIET CUL-DE-SAC
- WONDERFUL LARGE GARDEN
- GAS CENTRAL HEATING
- DRIVEWAY PARKING

**OFFERS OVER £275,000**

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**ENTRANCE HALL** 13' 2" x 6' 11" (4.02M x 2.10M)

WELCOMING ENTRANCE HALL FINISHED IN BEIGE CARPET, WITH CLOAK ALCOVE, COMPLETE WITH NEUTRAL DÉCOR AND WOOD PANELLING ON ONE SIDE.

**LIVING ROOM** 23' 0" x 12' 10" (7.01M x 3.90M)

LIGHT AND AIRY, THANKS TO THE FANTASTIC GARDEN VIEWS AFFORDED BY THE LARGE WINDOWS, THIS SUNNY ROOM FEATURES BRIGHT WHITE DÉCOR, WHITE WOOD PANELLED CEILING, PARQUET FLOORING, AND IS OPEN PLAN TO THE DINING ROOM, ADDING TO THE FEELING OF SPACE.

**DINING ROOM** 10' 10" x 8' 1" (3.31M x 2.46M)

FLOWING THROUGH FROM THE LIVING ROOM, THE DINING ROOM TOO FEATURES THE SAME DÉCOR, PARQUET FLOORING, AND WINDOWS, BUT LEADS DIRECTLY INTO THE KITCHEN ON ONE SIDE, AND THE FABULOUS GARDEN ON THE OTHER.

**KITCHEN** 10' 6" x 8' 1" (3.21M x 2.46M)

NEWLY FITTED, THE CONTEMPORARY KITCHEN FEATURES GREY WOODSTAIN EFFECT FLOORING, PLENTY OF GLOSS WHITE WALL AND BASE MOUNTED CUPBOARDS, INTEGRATED CERAMIC FOUR-BURNER HOB, COOKER HOOD, DOUBLE CHEST HEIGHT INTEGRATED OVEN, FRIDGE FREEZER. WINDOW OFFERING VIEWS FROM THE FRONT OF THE PROPERTY.

**INNER HALL** 8' 11" x 6' 2" (2.72M x 1.89M)

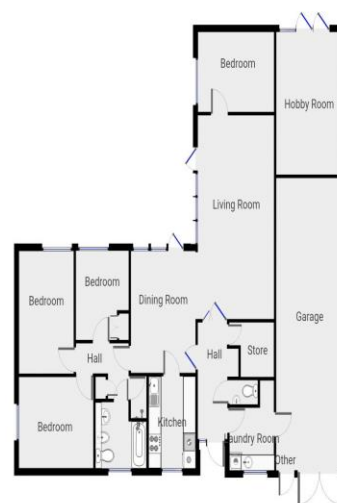
LEADING FROM THE DINING ROOM, THIS INNER HALLWAY GIVES ACCESS TO THREE BEDROOMS, BATHROOM, AND SHOWER ROOM. FEATURES NEUTRAL DÉCOR, PARQUET FLOORING, AND LINEN CUPBOARD.

**SHOWER ROOM** 4' 6" x 2' 6" (1.38M x 0.75M)

A SMALL, WELL VENTILATED SHOWER ROOM, SEPARATE FROM THE BATHROOM. FEATURES WHITE WET WALL WITH FLOOR TILES.

**FAMILY BATHROOM** 8' 4" x 7' 7" (2.53M x 2.32M)

FEATURING SHOWER OVER BATH, WITH WET WALL SURROUNDING THE BATH AREA. WHITE SANITARY WARE TO INCLUDE TOILET, BIDET, WASH HAND BASIN. ALSO FEATURES A SHAVER POINT, VANITY SHELF, AND LARGE FORMAT MIRROR, COMPLETING THIS BRIGHT BATHROOM.



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**MONEY LAUNDERING REGULATIONS 2003**

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