





AMARCO Estates are delighted to introduce this rarely available 4 bedroom Townhouse to the market, offering spacious, well portioned accommodation throughout, perfect for modern family life.

Ideally situated near local amenities, motorway links and within walking distance to the Cumbernauld Town Centre. Viewing is highly recommended.

Early viewing advised on this immaculately presented four-bedroom end terraced family home which offers modern and contemporary living within the popular area of Marmion Place, Greenfaulds. This spacious Townhouse, is presented to the market show home condition and is sure to tick every buyers box.

Arranged over three levels the accommodation comprises of four bedrooms, lounge, stunning open plan kitchen/breakfast/dining room, downstairs WC, family bathroom, combined with a decent size rear garden.

On entering the property, a modern contemporary hallway gives access to all accommodations on the lower and upper floors. On the lower level is a modern fitted kitchen which has an abundance of cabinetry and worktop space. The stunning open plan dining/breakfast area is the perfect spot for creating memories with loved ones. One of the unique aspects of this property is the downstairs bedroom perfect for added convenience. Completing the downstairs floor is the handy WC benefitting from a neutral palette.

On the first floor you find a spacious and modern lounge, with large windows enveloping the area in natural light. To complete this floor is a large double bedroom, your very own sanctuary to relax after a long day.

The top floor hallway leads to the final two bedrooms. Here you will find one expansive double with plenty of storage catering for largest of families. The additional bedroom is deal for mixed use whether it be a bedroom, playroom or office the opportunities are endless. The family bathroom completes this floor and services the bedrooms.

The generous rear garden enjoys a seating area perfect for catching the summer sun. The garden is low maintenance a safe haven for children or pets.

This 4 bedroom townhouse is not to be missed.

Cumbernauld has the majority of every day shopping needs. There is a choice of restaurants, bistros, pubs. The property is located within popular school catchments and also within close proximity to major towns in the area. For those commuting by public transport there are regular bus and train services to the surrounding towns and cities including Glasgow and Edinburgh. The M73, M80 and M8 motorways provides excellent access to the central belt linking the surrounding towns and cities.

