



41 Mosswater Wynd, Cumbernauld, Glasgow, G68 9JU

Offers Over £385,000

- Beautiful Detached Family Home
- 4 Double Bedrooms - Master with 'Hidden' En-Suite
- High Spec Fitted Dining Kitchen
- Corner Plot - Landscaped Gardens with Summer House
- Close to All Local Amenities
- Immaculately Presented
- 3 Reception Rooms
- Convenient Utility & Downstairs WC
- Amazing Commuter Links - Walking Distance to Station
- EER - C

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Nestled in the charming area of Smithstone, Cumbernauld, this splendid detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

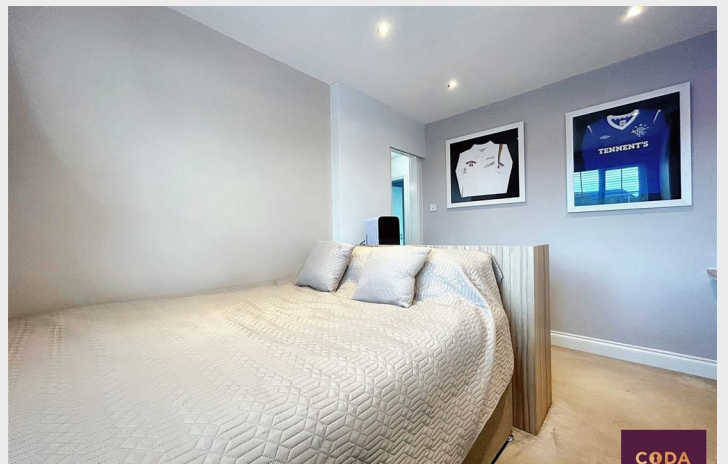
The home boasts three well-appointed reception rooms, providing versatile spaces for entertaining guests, enjoying family time, or simply relaxing in a quiet corner with a good book. The layout of the home encourages a natural flow between the living areas, making it perfect for both social gatherings and intimate family moments.

The surrounding area of Cumbernauld offers a delightful community atmosphere, with local amenities, parks, and schools within easy reach, making it an excellent choice for families and professionals alike.

In summary, this detached house on Mosswater Wynd is a wonderful opportunity for those seeking a spacious and well-equipped family home in a desirable location. With its generous living spaces, ample bedrooms, and convenient parking, it is sure to impress. Do not miss the chance to make this lovely property your new home.



Council Tax Band: F



CODA

This stunning 4/5 bedroom detached family home in the desirable Smithstone area of Cumbernauld offers spacious and modern living, and is immaculately presented throughout. The high level of finish is immediately apparent as you step through the front door in to the tiled entrance hallway. The home boasts 3 versatile reception rooms. The first, a formal sitting room, replete with feature fireplace, sumptuous deep-pile carpeting, and french doors leading to the formal dining room. The dining room flows through to the perfectly appointed dining kitchen, offering a feature bay window dining space, an array of floor and wall mounted units, integrated appliances and access to the convenient utility room. Rounding out the lower accommodation is the cosy, front facing, family lounge, which could be a 5th double bedroom, and downstairs WC.

On the first floor you'll find the property's 4 double bedrooms and 2 bathrooms. The master suite has an array of fitted storage, and an impressive 'hidden' en-suite shower room with large double shower and tiled finish. Bedrooms 2 & 3 are generously sized doubles, both with fitted storage, whilst Bedroom 4 is currently utilised as a dressing room, with fitted mirrored wardrobes and dressing tables. The home's main 3 piece bathroom, is again another calming and tranquil space, providing ample facilities for a growing family.

Outside, the south-facing garden is a real highlight, complete with a summer house, gazebo-topped decking, and a well-maintained lawn—perfect for outdoor entertaining and relaxation. Additional features include an integrated garage and excellent storage throughout. A fantastic opportunity to acquire a truly exceptional family home in a sought-after location. An early viewing is highly recommended to avoid missing out.

Location

This luxury property lies within the popular Smithstone district of Cumbernauld and enjoys ease of access to the town's innumerable amenities. The nearby retail park has a good variety of retailers including M&S Food Hall and a large Aldi. There is a Tesco supermarket in nearby Craigmarloch which caters for the majority of everyday needs. High Street

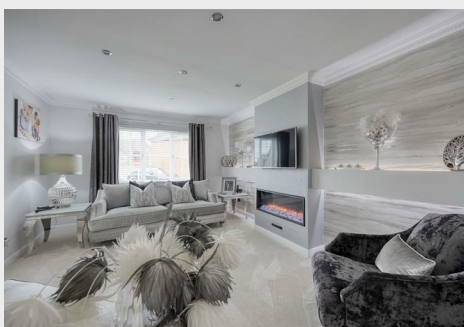
shopping is available in Cumbernauld Town Centre. There is access to schooling at primary and secondary levels within Cumbernauld. Transport facilities include a regular bus service to the Town Centre and other areas. Recreational opportunities are varied with sporting and leisure facilities all available in and around the Town. The property is within close proximity to Broadwood Loch and Broadwood Stadium. Smithstone is also well positioned for access to Central Scotland's motorway networks, allowing commuting to Scotland's main centres of business and commerce. Croy Train Station, on the main Glasgow to Edinburgh line, can easily be reached on foot, by bus, or by car if you wish to utilise it's park & ride facilities.

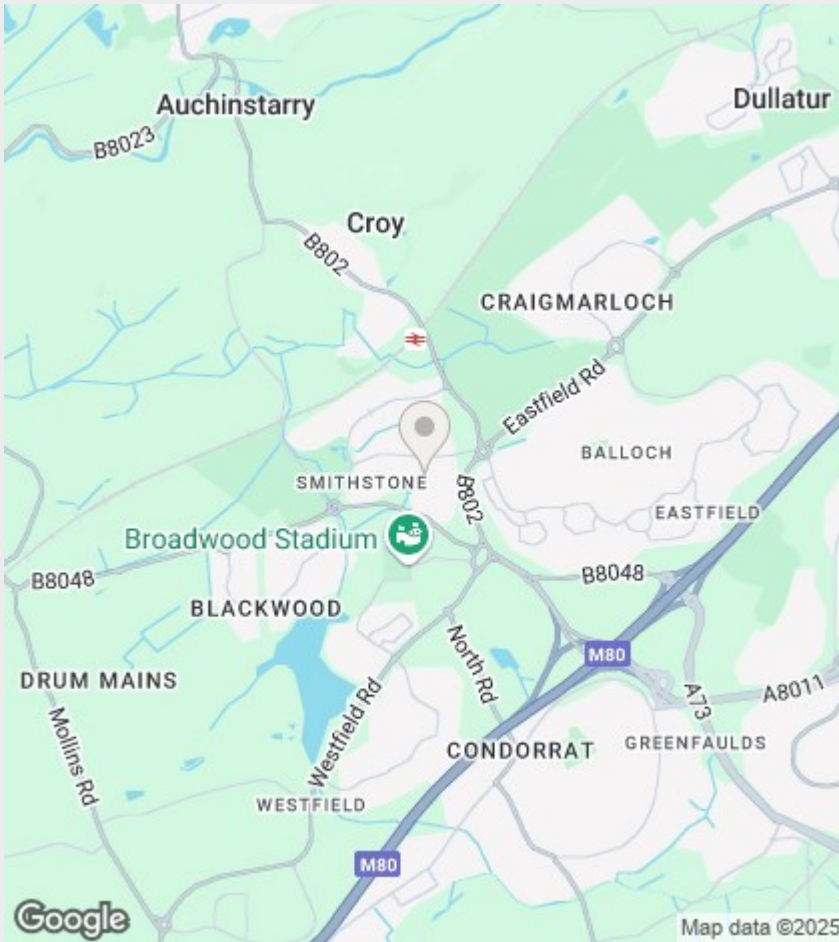
Home Report Available on Request
Council Tax -North Lanarkshire Band F
EER - C

Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages







Directions

Viewings

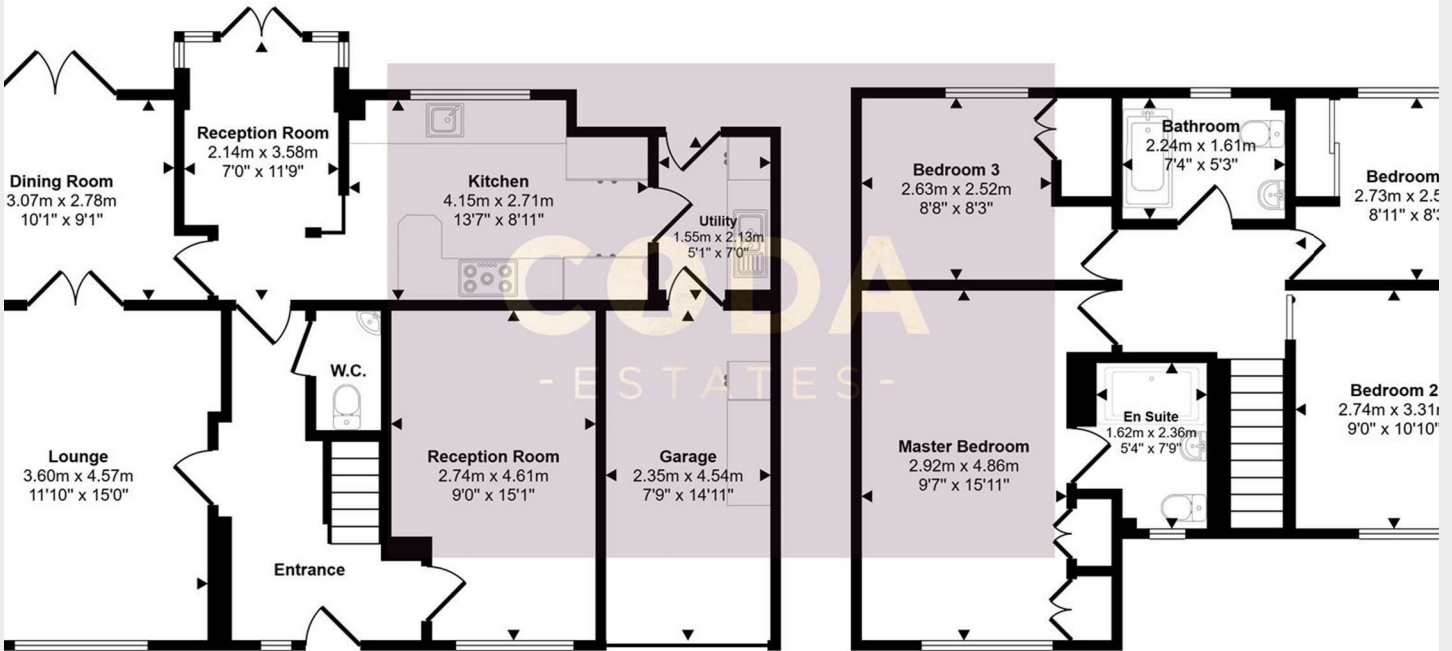
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
143 sq m / 1539 sq ft



4th Floor
5 sq m / 913 sq ft

First Floor
Approx 58 sq m / 626 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.