



## 21H Clouden Road, Cumbernauld, Glasgow, G67 2HP

Offers Over £95,000

- Spacious Mid-Terraced Home
- 2 Double Bedrooms
- 4 Piece Bathroom Suite
- Walking Distance to Station
- Close to All Local Amenities
- Semi Open-Plan Lounge Dining
- Large Kitchen with Gas Range Cooker
- South Facing Rear Garden
- Proximity to Excellent Transport Links
- EER - D



# 21H Clouden Road, Glasgow G67 2HP

Nestled on Clouden Road in the charming area of Kildrum, Cumbernauld, this delightful terraced house offers a perfect blend of comfort and convenience. The property exudes a sense of character while providing modern living essentials.

The terraced design of the property not only enhances its charm but also fosters a sense of community with neighbouring homes. The location on Clouden Road offers easy access to local amenities, schools, and parks, making it an ideal choice for those looking to enjoy the benefits of suburban living.

This property presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality. With its appealing features and prime location, this terraced house is a must-see for anyone seeking a new home in Cumbernauld.



Council Tax Band: B



Upon entering, you are welcomed into a spacious reception hallway, from which the lower accommodation can be accessed. The main reception room is situated to the rear of the home, with it's south facing positioning and dual sets of french doors, off both the lounge and adjoining dining room, ensuring it's filled with natural light and creating a warm, inviting atmosphere. The downstairs layout flows seamlessly, making it easy to envision personal touches that will transform this space into your own sanctuary. Accessed off both the lounge and main hallway is the well appointed kitchen, boasting a range of floor and wall mounted units, a large gas range, and appliances, such as fridge, freezer and washing machine. Rounding off the lower accommodation is a large storage cupboard, which many homes in the street, have converted to utilise as either an office or additional bedroom.

On the first floor, the home features two well-proportioned double bedrooms, providing ample space for rest and privacy. Each room is designed to maximise comfort, making them perfect for families, couples, or individuals seeking a peaceful retreat. The 4 piece family bathroom with separate bath and shower is conveniently located, ensuring functionality for daily routines, and has a low maintenance wet-wall finish. Externally the property benefits from it's lovely south-facing aspects, with an enclosed garden and patio area. Further benefits to the property include new windows and doors, new boiler, and excellent storage throughout.

The property lies within the popular Kildrum district of Cumbernauld and enjoys ease of access to the town's innumerable amenities. The nearby town centre and adjoining retail parks have a good variety of retailers including 2 large supermarkets. 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. Kildrum is also well positioned for access to Central Scotland's motorway networks, allowing commuting to Scotland's main centres of business and commerce. Cumbernauld Train Station, can easily be reached on foot, by bus, or by car.

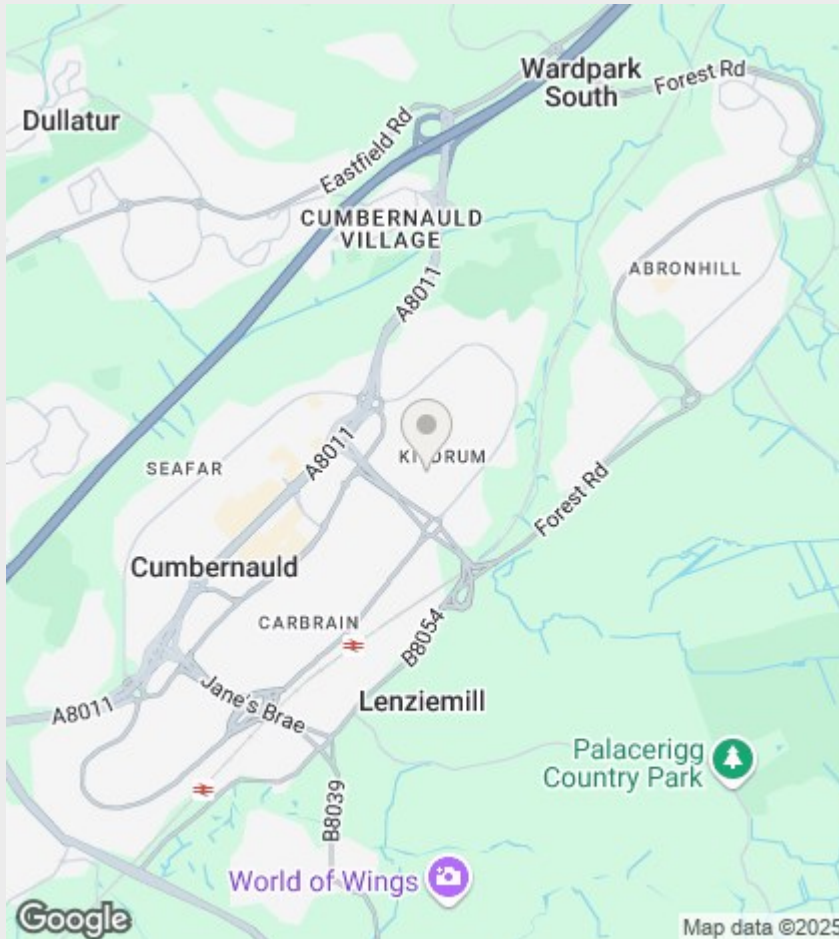
Home Report Available on Request  
Council Tax -North Lanarkshire Band B

EER - D

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

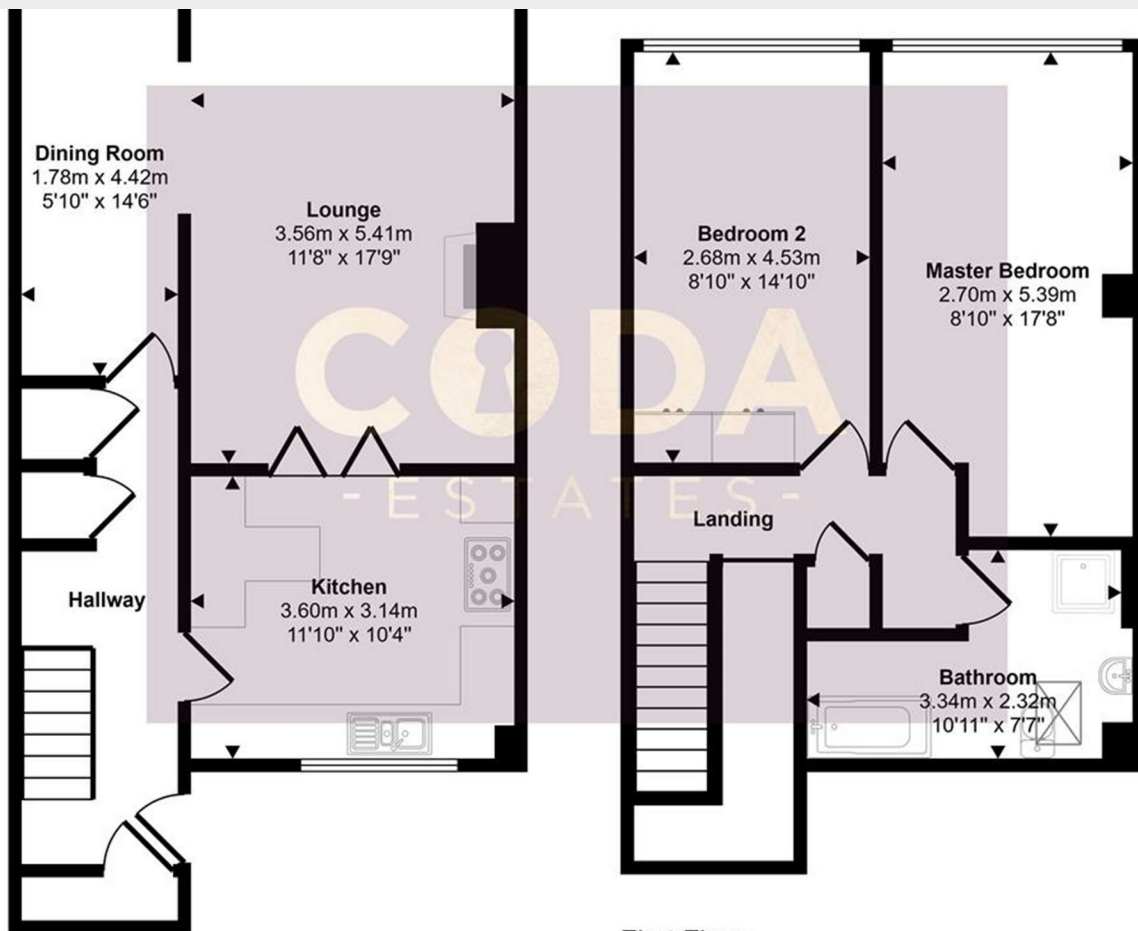
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC



First Floor