



## 5 Burnhead Road, Balloch, Cumbernauld, G68 9BT

Offers Over £310,000

- Substantial Accommodation
- 3 Reception Areas
- GCH, DG, Garage & Driveway
- Highly Desirable Residential Location
- Additional Downstairs Shower Room
- Close To Local Amenities & Transportation Links
- 3 Bedrooms
- Well Stocked Private Garden
- EER - B



# 5 Burnhead Road, Cumbernauld G68 9BT

Seldom available, this unique, 3 bedroom detached home should be viewed at the earliest opportunity to avoid disappointment. The property will appeal to a number of discerning buyers. Consisting of 3 reception areas, kitchen, 3 bedrooms, additional shower room, mono-blocked driveway and integral garage. EER - B



Council Tax Band: E



Located within this desirable residential location in Balloch, this is an excellent opportunity to acquire a seldom available detached bungalow. The property offers well-proportioned living accommodation which will suit an array of buyers. The current owner has created a wonderful living environment, Presented and maintained well throughout.

Accommodation comprises entrance porch, welcoming reception hallway which encompasses the dining area, spacious reception lounge with window to the front. The kitchen is well equipped with ample base and wall mounted units and a selection of appliances. Off the kitchen there is a further reception room with French doors leading to the rear garden. The integral garage can also be accessed from this room as well as the front of the house. Completing the entrance floor is also a useful shower room.

The split level property flows to the upper level where you will find 3 generous bedrooms and the house bathroom. All the bedrooms have windows over looking the rear garden and the larger two boast built in wardrobe storage. Externally the property sits within an impressive plot with well tended gardens, stocked with an array of shrubs, trees, bushes and flowers. The driveway to the front allows ample off street parking leading to the garage. The rear garden provides a degree of privacy, capturing the natural sunlight at various times of the day. The garden provides the perfect outside space for relaxing and/or entertaining.

#### School Catchment

Burnhead Road is located within the catchment area for Eastfield Primary School, Holy Cross Primary School, Greenfaulds High School and St Maurices High School.

#### Room Dimensions

Entrance Porch

Hallway - 2.90m x 2.05m

Lounge - 5.18m x 3.63m

Dining Area - 3.93m x 2.60m

Kitchen - 4.06m x 2.77m

Family Room - 3.65m x 3.57m

Shower Room -

Master Bedroom - 4.16m x 3.12m

Bedroom 2 - 3.53m x 3.02m

Bedroom 3 - 3.10m x 2.74m

Bathroom - 3.12m x 1.66m

#### Location

The property lies in the popular Balloch area of Cumbernauld and is well positioned to enjoy Cumbernauld's amenities. Cumbernauld Town Centre offers High Street shopping and there is schooling at primary and secondary levels within Cumbernauld. The shopping centre at Craigmarloch provides a supermarket, chemists and barber's shop within walking distance. There is also a doctor's surgery. Transport facilities include regular bus services connecting Balloch with Town Centre and other surrounding areas. Recreational facilities are varied with sporting and leisure facilities all available in and around the town. Balloch is also well positioned for access to the A80 connecting Cumbernauld to Central Scotland's motorway network allowing commuting to other centres of business and commerce throughout West and Central Scotland. Croy station provides regular trains to both Glasgow and Edinburgh.

Home Report Available on Request

EER - B

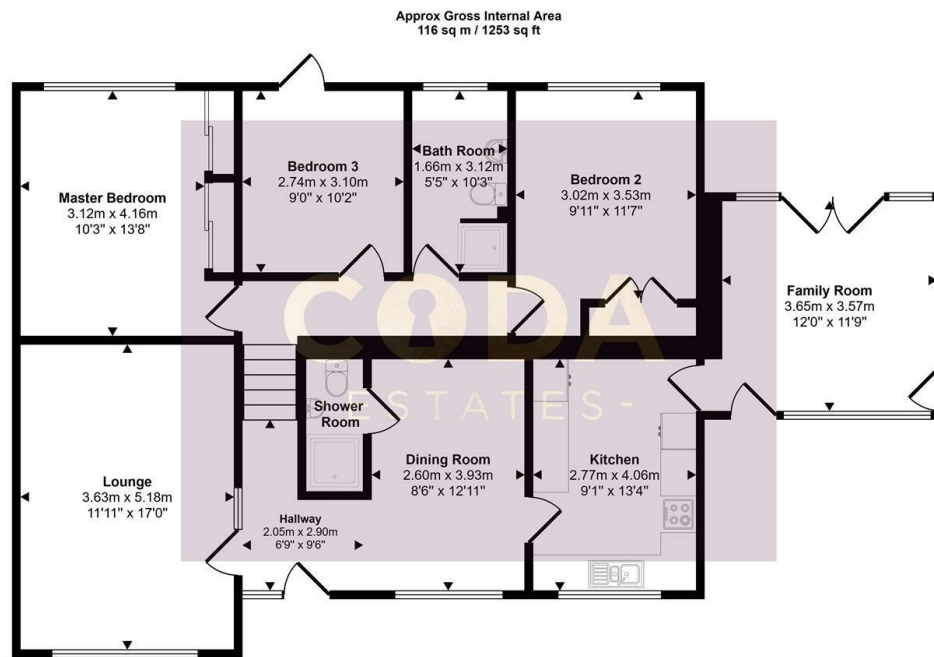
Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



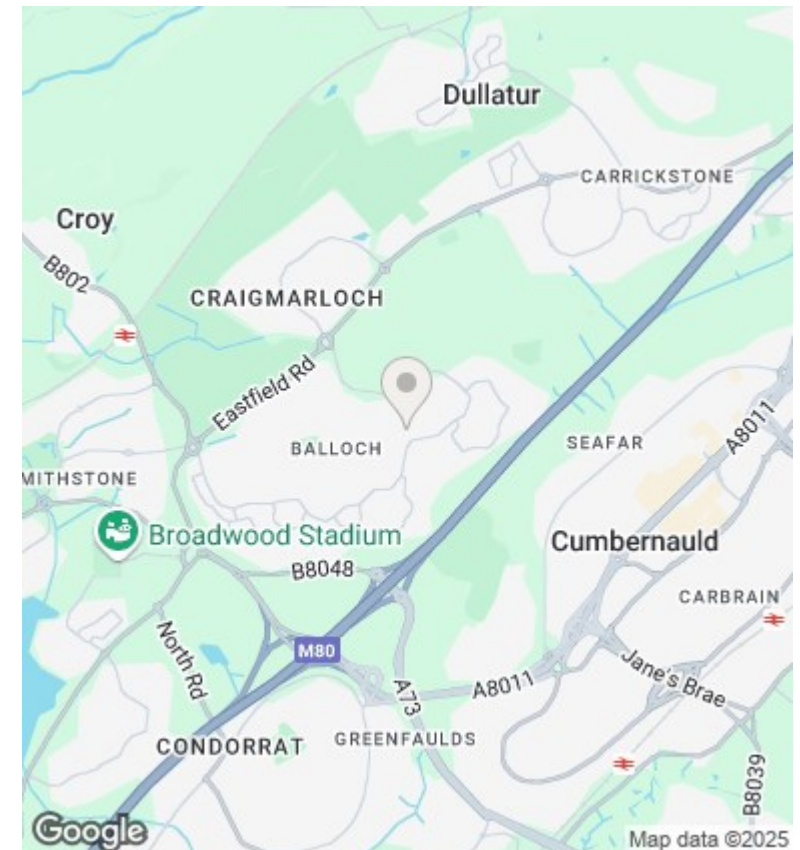






Floorplan

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.




## Directions

## Viewings

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

## Council Tax Band

E

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>94</b> |
| (81-91) <b>B</b>                            | <b>89</b>   |           |
| (69-80) <b>C</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  |           |