



DETACHED BUNGALOW

**12 BARBETH PLACE
CONDORRAT
CUMBERNAULD G67 4SF**



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Impressive DETACHED BUNGALOW occupying a cul-de-sac position within this sought after established residential district with good amenities nearby and only a few minutes from Cumbernauld Town Centre with Tesco and Aldi, schooling and access to the M80.

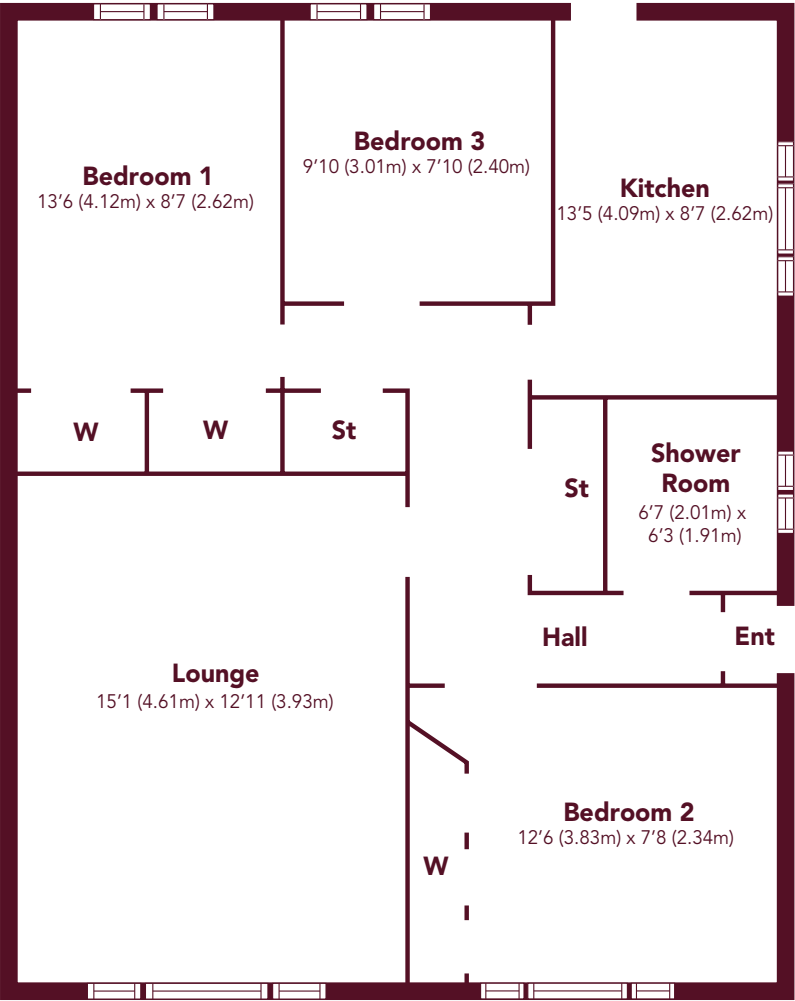
The property offers “all on the level” accommodation with a flexible layout and benefitting from gas central heating, PVC double glazing (installed 2023), modern kitchen and shower room fittings, security alarm system.

Entrance hall, L shaped reception hall with deep cloaks cupboard and further deep storage cupboard, well proportioned lounge enjoying pleasant aspects to front, three bedrooms (two with fitted wardrobes), fabulous modern fitted kitchen with aspects to front and door onto enclosed rear garden. The preparation area comprises extensive floor and wall mounted veneer fronted units with complimentary work tops and integrated appliances to include oven, microwave, hob, hood, dishwasher, washing machine, fridge/freezer, stainless steel sockets and ceiling mounted recessed downlights, modern fitted shower room comprising three piece suite to include a contoured wash hand basin.

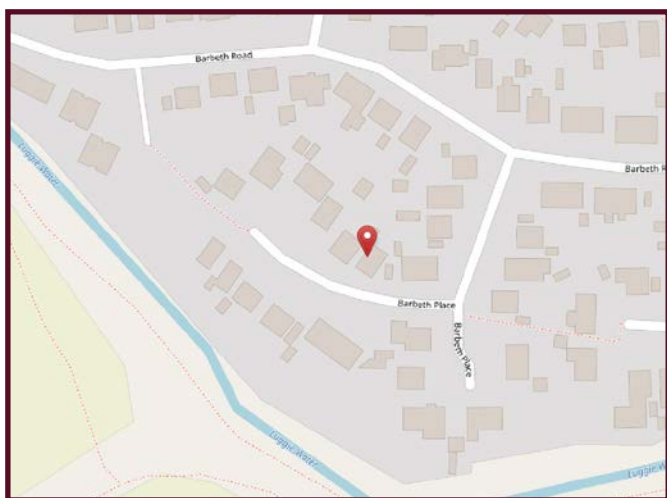
The property is set amidst private gardens including a larger enclosed rear garden with large patio area and potential to extend the existing accommodation if required, subject to Local Authority planning consent. Driveway to side providing excellent off street parking and access to a single car garage.

Measurements

| | | | |
|-------------|------------------------------|---------------|-----------------------------|
| LOUNGE | 15'1 (4.61m) x 12'11 (3.93m) | BEDROOM THREE | 9'10 (3.01m) x 7'10 (2.40m) |
| BEDROOM ONE | 13'6 (4.12m) x 8'7 (2.62m) | KITCHEN | 13'5 (4.09m) x 8'7 (2.62m) |
| BEDROOM TWO | 12'6 (3.83m) x 7'8 (2.34m) | SHOWER ROOM | 6'7 (2.01m) x 6'3 (1.91m) |



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling south along the Condorrat Ring Road, turn left at the mini roundabout onto Airdrie Road, right onto Barbeth Road, second left onto Barbeth Place, following the road round to the right number 12 is on right.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

C

Council Tax

Band E.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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