



**CRAIGMARLOCH**

**4 GLEN SANNOX WYND**

**O/o £275,000**

*Extended 4 bedroom detached family home in a quiet & sought-after area*

Extended detached family home - Large plot with generous gardens - Driveway & garage - Sought-after area - EER C



- Extended family home
- Highly sought after area
- Large plot with substantial gardens
- Seldom available
- Quiet & exclusive cul-de-sac
- Opportunity to add further value
- Excellent schooling & commuting
- Energy efficiency rating C

Situated in the quiet and exclusive Glen Sannox Wynd cul-de-sac in the Craigmarnloch area of Cumbernauld is this **extended 4 bed detached family villa** on a large plot. Presented to the market by award-winning local agent Kelvin Valley Properties, this lovely home boasts substantial gardens and is in a sought-after area where properties seldom come up for sale. Internally the property has a lounge, a large family room (extension), a fitted dining kitchen, separate utility, and downstairs cloaks, all on the lower level. Upstairs there are four bedrooms (master is en-suite) and a family bathroom. The property also benefits from having a garage as well as monoblock driveway and substantial gardens. The full property details and home report can be accessed on the Kelvin Valley website.



### Lounge

Spacious lounge with two windows to the front allowing plenty of light into the room. Gas fire set within attractive surround, included in the sale. Laminate flooring. Plenty of space for furniture in this lovely room, which is ideal for relaxing or entertaining.



### Family / Dining Room

The recent extension to the rear really adds to the internal space, and benefits from being on the South-facing side of the property. Boasts windows to either side, as well as French doors, all ensuring plenty of light floods in. Ready to be painted by the new owner. Laminate flooring.



### Kitchen

Fitted wooden shaker style kitchen with base and wall mounted storage units and extensive worksurfaces inclusive of large breakfast bar. Integral sink, oven, hob, extractor hood & fridge/freezer. Double window to rear. Laminate flooring. Ample space for a table and chairs or sofa.



### Master Bed & En-suite

Large double bedroom with windows to both front and side. Carpeted floor area. Fitted mirrored wardrobes offering excellent storage. En-suite shower room with shower in cabinet, W.C. and wash hand basin.

### Bedroom 2

Large double bedroom to the rear, with fitted wardrobes. Carpeted floor area. Excellent views from this bright room.

### Bedroom 3

Another spacious double bedroom to the rear, with windows overlooking the back garden. Carpeted floor area. Fitted wardrobes.

### Bedroom 4

Further bedroom to the front, currently used as a home office. Carpeted floor area. Fitted wardrobes.

### Bathroom

Fitted family bathroom on the upper level, with bath, wash hand basin with vanity units and W.C. Textured glass window to the rear allowing light in.

### Cloaks

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

### Gardens, Garage & Driveway

The property benefits from being on a large plot with extensive monoblock driveway to the front, single garage with electrics (conversion potential) and a large rear garden with two fully-enclosed sections, ideal for children/pets.

### Heating & Glazing

Gas central heating & double glazing.

### Sales Information

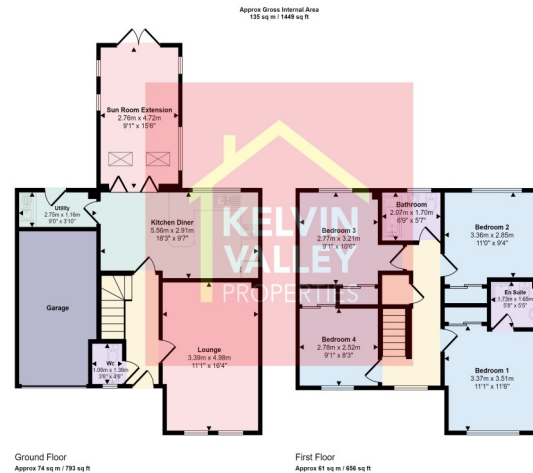
All fixtures, fittings & floor coverings included.

### Property Summary

Seldom available and extended 4 bedroom detached villa on a large plot in quiet and sought-after cul-de-sac. Plenty of potential for further development if required - a garage conversion and upgraded kitchen/bathroom could add considerable value. Situated in a great area for commuting close to M80 motorway and Croy train station. Excellent schooling. View early to avoid disappointment.

### Area Summary

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a rapid link to Glasgow, Edinburgh and Stirling on to north & south. Major motorway networks are on your doorstep for excellent commuting.



All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

**Viewings**  
**By appointment only**  
**through Kelvin Valley Properties**

Office Contact: **John**  
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**Post Code for Sat Nav**

**G68 0GE**