



**CUMBERNAULD**

**32 KINGSHILL AVENUE**

**F/P £269,000**

*Contemporary 4 bed detached villa in great position, in sought after area*

Attractive family home - Superb position with great outlook - Driveway & garage - Landscaped gardens - EER C



- Detached family home
- Beautiful contemporary interior
- Great plot away from the road
- Private driveway & garage
- Four bedrooms
- Landscaped gardens
- Sought-after area
- Energy efficiency rating C

Positioned on a superb plot away from the road, is this **contemporary four bedroom detached villa** in the sought-after Blackwood area of Cumbernauld. Only a short walk from Broadwood Loch as well as the retail park, Croy train station, and the M80 motorway, this fantastic family home is likely to tick all the right boxes for buyers in the market for a family home in this price range. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large contemporary lounge, modern fitted kitchen, open plan dining room, and cloaks downstairs. Upstairs are 4 bedrooms (principal is en-suite) and a main bathroom. Externally are landscaped gardens, a driveway & garage. The full property details & home report can be accessed on the Kelvin Valley website.



### Lounge

Spacious lounge with bay window formation to the front allowing plenty of light into the room. Real wood flooring and contemporary décor with feature wall. The beautiful pelmet and curtains are included in the sale. Plenty of space for furniture in this fantastic space, ideal for relaxing or entertaining.



### Dining

Attractive modern dining room with wallpapered featured wall and laminate flooring. Plenty of space for a dining table and chairs. French doors opening out into the rear garden. Open plan access to the kitchen from here.



### Kitchen

Beautiful high-gloss kitchen with plenty of storage units and quartz worktops. Integral oven / combination microwave, dishwasher, 2 x wine fridges, sink and hot water tap. The large American-style fridge/freezer is included in the sale. Window to the rear. Side door to the gardens.



### Bedroom 1 & En-suite

Large double bedroom with double window to the front with great views. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C.

### Bedroom 2

Large double bedroom to the rear, with wardrobes included in the sale offering storage. Window overlooking the back garden. Wooden floor.

### Bedroom 3

Double bedroom with window to the rear. Laminate flooring. Currently used as a dressing room. Wardrobe furniture included.

### Bedroom 4

Single bedroom to the front, currently used as a dressing room / home office. Laminate flooring. Wardrobe furniture included.

### Main Bathroom

Modern fitted bathroom, with bath, wash hand basin and W.C. Fully tiled walls and floor. Textured

glass window to the side.

### Cloaks

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

### Gardens, Garage & Driveway

Private landscaped gardens to all sides. The rear garden contains a large area of decking with in-built seating. Section of garden to the side as well as a large lawn to the front. Private monoblock driveway leading to an attached single garage with electrics.



### Heating & Glazing

Gas central heating & double glazing.

### Sales Information

All floor coverings, fixtures & fittings included. Radiator covers also included.

### Property Summary

A beautifully presented 4 bedroom detached family home, with contemporary décor throughout. Benefits from being in an excellent position tucked away from the road with a great outlook. Situated close to Broadwood Loch as well as Croy train station and the M80 motorway, this family home really ticks all the right boxes in this price range! So early viewing is advised to avoid disappointment.

### Area Summary

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary school 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, yet the area is close to open countryside with many outdoor activities available.

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 or Paul

Reference Number: K/2478



Post Code for Sat Nav

G68 9NF