



CUMBERNAULD

21 SOUTHFIELD ROAD, BALLOCH

O/o £349,995

Spacious & seldom available 4 bed detached bungalow on a great plot

Fantastic bungalow with lots of space - Mature gardens - Quiet & sought-after area - Driveway & garage - EER C



- Seldom available detached bungalow
- Four bedrooms + box room
- Large plot with stunning gardens
- South-west facing sun deck
- Unique architect designed home
- Situated in a quiet cul-de-sac
- Garage & driveway
- Energy efficiency rating C

Situated in a quiet cul-de-sac off Southfield Road in Balloch, is this **stunning four bedroom detached bungalow** with beautiful gardens. Boasting an immaculate interior and benefiting from being on a large plot with south-facing rear gardens, buyers in the market for something a bit special won't want to miss out on this fantastic and unique architect designed home. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large lounge, fitted kitchen, open plan dining room leading to a snug, four bedrooms (principal is en-suite), a dressing room / box room, and a main bathroom. Externally there are magnificent gardens with large sun decks, a monoblock driveway and an integral garage. Early viewing of this lovely home is highly recommended to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

The spacious lounge is accessed via the galleried hallway, and boasts a triple window to the front allowing plenty of light into the room. Log burner in the corner and attractive wood effect flooring. Plenty of space for furniture in this large room.



Dining Room & Snug

Accessed via double doors from the lounge and also open plan from the kitchen is this social dining room. It has plenty of space for a large table and chairs and also provides open plan access to the snug which in turn opens out onto the rear sun terrace.



Kitchen

Large kitchen with plenty of fitted storage units and extensive worksurfaces. The range cooker, fridge, freezer and integrated dishwasher are all included in the sale. Window to the rear and back door accessing the rear sun deck.



Bedroom 1 & En-Suite

Large double bedroom with fitted wardrobes offering excellent storage. French doors opening out onto the south-west facing sun terrace to the rear. Carpeted floor area. Recently upgraded en-suite shower room with shower in enclosure, wall-hung wash hand basin in vanity unit, and W.C.

Bedroom 2

Another double bedroom, again to the rear. Carpeted floor area and fitted wardrobes. Excellent views of the back garden. Adjacent to dressing room.

Dressing Room / Box Room

Accessed from the main hallway and adjacent to bedroom 2 is this superb space, currently used as a dressing room. Carpeted floor area.

Bedroom 3

Spacious double bedroom to front, with fitted wardrobes and carpeted floor area.

Bedroom 4

Currently used as a home office, the 4th bedroom has a fitted cupboard and is carpeted. Views front.

Bathroom

Recently upgraded main bathroom, with freestanding bath, wash hand basin in vanity unit, and walk-in shower. Part tiled walls. Textured window to the rear.

Gardens, Garage & Driveway

Beautiful mature landscaped gardens, with large south-west facing sun deck to the rear. Has to be seen to be fully appreciated! Integral garage. Monoblock driveway to the front.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

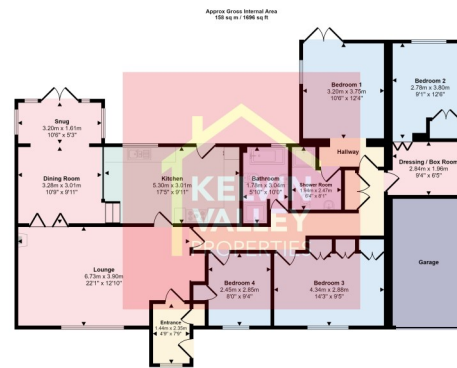
All fixtures & fittings included. Items of furniture may be available by negotiation.

Property Summary

A magnificent detached bungalow, with a unique style and beautiful gardens. Benefits from being tucked away in a quiet cul-de-sac of only a handful of properties. Early viewing of this seldom available and unique home is advised to avoid missing out.

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.



The description is only for illustrative purposes and is not to scale. Measurements of rooms, areas, volumes, and any items are approximate and the responsibility is solely for any error, omission or misstatement. Views of areas such as landscapes, views are representations only and may not look like this real world. Based on Data Property 2021

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

Viewings
By appointment only
through Kelvin Valley Properties

Office Contact: **John or Paul**
Reference Number: **K/2505**



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