



CUMBERNAULD

3 BELLCOTE PLACE, CARRICKSTONE

F/P £339,995

Modern 4 bed detached villa in quiet cul-de-sac, adjacent to Dullatur Golf Club

Highly sought after area - St Andrews / Cumbernauld Primary catchment - Driveway & garage - Conservatory - EER C



- Contemporary family home
- Quiet cul-de-sac location
- Popular school catchment area
- Recently upgraded en-suite
- Large conservatory to the rear
- Landscaped south-facing rear garden
- Driveway & garage
- Energy efficiency rating C

Situated in the quiet Bellcote Place cul-de-sac in popular Carrickstone, Cumbernauld, is this **spacious 4 bedroom detached villa** with a modern interior. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts many upgrades including a recently installed en-suite and fully landscaped rear garden inclusive of raised sun terrace. Situated very close to St Andrews / Cumbernauld Primary schools, this fantastic family home is in the catchment for some of the best schooling in the area. Internally the property boasts a large lounge with open plan dining area, a huge conservatory to the rear, a large fitted kitchen, cloaks and integral garage on the lower level (suitable for conversion). Upstairs are 4 large double bedrooms, a main bathroom, and an upgraded en-suite. Landscaped garden to front & rear, and a driveway & garage. Full property details & home report accessible on the Kelvin Valley website.



Lounge / Dining

Huge lounge running the full depth of the property, with open plan dining area. Plenty of space for large sofas / chairs. Laminate flooring and contemporary décor throughout. Wallpapered feature wall. Access to the main hallway, kitchen and conservatory from this room.



Dining Area

Open plan, adjacent to the lounge is this large dining area with plenty of space for a table and chairs. Window to the front. Could also be swapped round with the lounge, depending on requirements due to the size and flexibility of the room. Laminate flooring.



Breakfasting Kitchen

Substantial kitchen with a wide range of base and wall mounted storage units and extensive worksurface. Integral sink, oven, hob & extractor hood. Triple window to the rear. Space for a table and chairs if desired. Storage cupboard extending under stairwell. Laminate floor.



Bedroom 1 & En-suite

Large double bedroom with spacious walk-in wardrobe offering excellent storage. Windows to the front. Carpeted floor area. Wallpapered feature wall. En-suite shower room, upgraded in recent times with shower in cabinet, wall-hung wash hand basin & W.C.

Bedroom 2

Large double bedroom to the front, decorated as a child's room. Dinosaur themed feature wall. Plenty of in-built storage. Wooden flooring.

Bedroom 3

Spacious double bedroom to the rear with window overlooking the back garden. Wooden flooring. Fitted storage space.

Bedroom 4

Another spacious double bedroom which again has fitted wardrobes and a carpeted floor area. Window to the rear with views over the gardens.

Bathroom

Modern fitted bathroom, with bath, wall-hung wash hand basin and W.C. Part tiled walls and vinyl floor.

Cloaks

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

Gardens, Garage & Driveway

Private gardens to all sides. The rear garden is south-facing and has been professionally landscaped and contains a lower level of decking as well as a raised sun terrace which creates a beautiful space for those evening BBQs! Integral garage, suitable for conversion to create another public room, similar to other properties in the area.



Heating & Glazing

Gas central heating & double glazing.

Sales Information

The living room, and bedrooms 1 & 2 light coverings will not be included, all other fixtures, fittings & floor coverings are included in the sale.

Property Summary

A spacious family home set within a highly sought after area, with access to some of the best schooling in the area. Benefits from being on the side of the road that has south-facing rear gardens that get plenty of sun. The existing owner has carried out many upgrades to this fabulous home, including a recently installed en-suite and beautiful landscaped gardens. Early viewing is highly recommended.

Area Summary

Cumbernauld offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station (under 2 miles) provides a regular link with Glasgow, Edinburgh and Stirling on to north & south.

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/2512**



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