



CUMBERNAULD

7 MOSSWATER WYND, SMITHSTONE

O/o £365,000

Huge 5 bed detached villa in highly sought-after area, close to Croy train station

Extended detached family home - Private South-facing gardens - Driveway & garage - Contemporary interior - EER C



- Exceptionally spacious family home
- Highly sought after area
- Close to Croy train station
- Beautiful landscaped gardens
- Detached double garage
- Immaculate contemporary interior
- Upgraded throughout
- Energy efficiency rating C

Positioned on a prime plot with a beautiful south-facing rear garden, is this **magnificent 5 bedroom detached family home** in Mosswater Wynd. Situated in the sought-after Smithstone area of Cumbernauld, very close to Croy train station, this beautiful home really ticks all the right boxes for modern family living. Presented to the market by award-winning local agent Kelvin Valley Properties, no expense has been spared on the upgrading of this fantastic property by the current owners. Internally the property has a large lounge, fitted kitchen, a separate family/dining room, 5 bedrooms (principle is en-suite), a stunning main bathroom, downstairs cloaks, and a utility room. Externally there is a long driveway with space for several vehicles, leading to a detached double garage. The front and rear gardens have been professionally landscaped to a high standard. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Stunning lounge with bay window to the front of the property allowing plenty of light into the room. Real wood flooring and wallpapered feature wall. Plenty of space for furniture. Can be accessed from the main hallway and also provides access to the family/dining room, via double doors.



Family / Dining Room

The real wood floor from the lounge continues into this fantastic room which connects the kitchen and lounge. This flexible space can be used as a family or dining room. French doors open out into the rear garden from here.



Kitchen

Upgraded kitchen with beautiful contemporary white gloss units, extensive worksurface, and integral appliances. Amongst the integral appliances are: a double oven, hob, extractor, fridge, freezer, and dishwasher. Beautiful tiles. Triple window to the rear overlooking the garden.



Bedroom 1 & En-suite

Large double bedroom with two sets of fitted wardrobes providing excellent storage. Window to the front offering great views of the Kilsyth & Campsie Hills. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C.

Bedroom 2

Large double bedroom to the rear, again with plenty of fitted storage and a carpeted floor area. Lots of room for furniture in this very spacious bedroom.

Bedroom 3

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area. Fitted wardrobes. Neutral décor.

Bedroom 4

The 4th bedroom is also on the upper level, this time with window to the front offering excellent views. Currently used as a home office.

Bedroom 5 / Office

Ground floor bedroom with real wood flooring and cupboard space. Currently used as a home office.

Bathroom

Stunning family bathroom with high-spec finish. Inclusive of a large freestanding bath, wash hand basin in vanity unit, separate shower in enclosure, and W.C. Tiled floor and part-tiled walls.

Utility

Adjacent to the kitchen, with matching high gloss storage units and worksurface with integral sink.

Cloaks

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

Gardens, Garage & Driveway

Beautiful landscaped gardens to all sides. The rear garden is south-facing and contains a large section of decking as well as a pergola and area for sunbathing. Double garage with electrics. Huge driveway.



Heating & Glazing

Gas central heating & double glazing.

Sales Information

All floor coverings, fixtures & fittings included.

Property Summary

A huge family home in a highly sought after area, close to Croy train station and the M80 motorway. This spacious home has been upgraded throughout and is a credit to the current owners, presented in walk-in condition and boasting stunning gardens. Early viewing is strongly recommended to avoid disappointment, as this one will be popular!

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 (only half a mile) provides a regular link with Glasgow, Edinburgh and Stirling on to north & south. Major motorway networks nearby, making this location excellent for 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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2514**



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