



**CUMBERNAULD**

**7 EDENSIDE, WESTERWOOD**

**O/o £265,000**

*Beautifully presented 3 bed detached bungalow in a fantastic location*

Beautiful interior - Large plot with landscaped gardens - Next to the Westerwood Hotel & golf course - EER C



- Beautiful detached bungalow
- Fantastic location
- Large plot with landscaped gardens
- Garage & driveway
- Immaculate interior
- Adjacent to The Westerwood
- Very close to M80 for commuting
- Energy efficiency rating C

Boasting an immaculate interior is this **seldom available 3 bedroom detached bungalow** in Edenside, in the sought-after Westerwood area of Cumbernauld. Situated very close to the Westerwood Hotel & Golf Course, as well as Caulders Garden Centre and the M80, this beautiful home is situated in a fantastic location. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a contemporary lounge with open plan dining area, attractive fitted kitchen, three bedrooms (principal is en-suite), and a main bathroom. Externally there is an integral garage that could be easily converted to create further accommodation, and generously sized landscaped gardens with plenty of scope for further development / extension if required. There is also a driveway to the side with plenty of space for parking. The full property details and home report can be accessed on the Kelvin Valley website.



**Lounge**

Spacious lounge with quad window formation to the front allowing plenty of light into the room. Beautiful real oak wood flooring in here. Plenty of space for furniture. Light and neutral décor



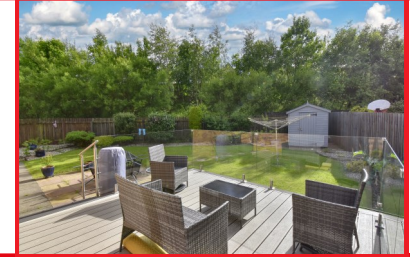
**Dining Area**

Open plan from the lounge is this fantastic dining area, again with real wood flooring and neutral décor. Window to the side. Plenty of space for a large table and chairs.



**Kitchen**

Beautiful fitted kitchen with modern storage units and extensive work surfaces. Integral sink, oven, hob, hood, dishwasher and fridge/freezer. Window to the rear. Back door opens out onto the rear garden from here.



### Bedroom 1 & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Window to the rear overlooking the back garden. Real wood flooring. En-suite with shower in enclosure, wash hand basin and W.C.

### Bedroom 2

Another spacious double bedroom, this time to the front. Again has fitted wardrobes and real wood flooring.

### Bedroom 3

The smallest bedroom is still double size, and again boasts fitted wardrobes and real wood flooring. Window to the rear overlooking the back garden. Currently used as a sitting/reading room.

### Shower Room

Attractive shower room, accessed from the main hallway. Boasts a shower in cabinet, wash hand basin in vanity unit, and a W.C. Tiled walls. Textured glass window to the rear.

### Gardens, Garage & Driveway

The property is positioned on a larger than usual plot and benefits from having a large landscaped garden to the rear as well as a large area to the side, giving scope for further development. Integral garage which does give the option of being converted in future. Driveway to the side with room for several vehicles.

### Heating & Glazing

Gas central heating with recently upgraded combi boiler. Double glazing throughout.

### Sales Information

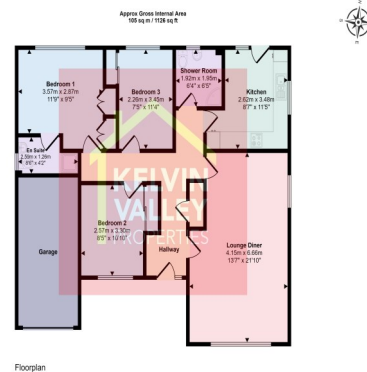
All fixtures, fittings and floor coverings included. The property is alarmed - alarm included in the sale.

### Property Summary

A beautifully presented and seldom available 3 bedroom detached bungalow in a sought-after location. Benefits from being on a great plot and being close to the Westerwood Hotel and Golf Club as well as Caughters Garden Centre and the M80 motorway. Early viewing is advised to avoid disappointment.

### 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. The M80 motorway provides excellent commuting to Glasgow and Stirling, as well as Edinburgh (via the M9).



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/0000**



**Post Code for Sat Nav**

**G68 0ER**