



CUMBERNAULD

25 WEMYSS DRIVE

O/o £217,500

Spacious and well-presented 3 bed semi-detached villa with landscaped gardens

Beautiful family home - Sought-after area - Upgraded throughout - Conservatory to rear - Landscaped gardens - EER C



- Beautiful family home
- Upgraded throughout
- Sought-after location
- Conservatory added to rear
- Landscaped gardens
- Garage & monoblock driveway
- Attractive contemporary interior
- Energy efficiency rating C

Situated at the end of a cul-de-sac in popular Wemyss Drive in Blackwood, is this **spacious and well-presented three bedroom semi detached villa** in the sought-after Blackwood area of Cumbernauld. Presented to the market by award-winning local agent Kelvin Valley Properties, this larger-style semi-detached home is situated very close to Broadwood Loch as well as Croy train station and Broadwood retail park. A fantastic location for families! Internally the property has a large lounge, open plan dining room, modern fitted kitchen, a large conservatory, three double bedrooms (principal is en-suite) and a contemporary fitted shower room. Externally there is a wide monoblock driveway to the front/side, a landscaped front garden the rear has undergone substantial landscaping to create a stunning low maintenance garden. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with triple window formation to the front allowing plenty of light into the room. Fire set within surround, included in the sale. Laminate flooring. Plenty of space for furniture. Open plan access to the dining room from here.



Dining Room

Spacious dining room with laminate flooring and wallpapered feature wall. Plenty of space for a dining table and chairs. Patio doors lead into the conservatory from here and there is open plan access to both the lounge and kitchen.



Kitchen

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink and gas hob. The extractor hood, oven, grill and microwave are all integrated and included in the sale. Tiled floor. Window to the rear overlooking the lovely rear garden.



Master Bed & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the rear. Carpeted floor area. Modern en-suite shower room with shower in cabinet, wash hand basin in vanity unit, and W.C. Textured glass window to the rear.

Bedroom 2

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Carpeted floor area. Neutral décor.

Bedroom 3

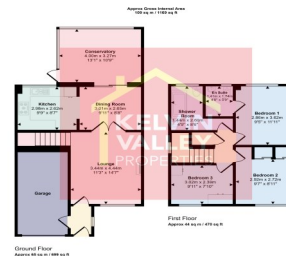
Another double bedroom to the front, currently set up as a home office. Boasts plenty of fitted storage as well as a fitted desk and shelving. Carpeted floor area.

Shower Room

Recently upgraded shower room with large walk-in shower, wash hand basin and W.C. Tiled walls and wet wall splashback to shower area. Textured glass window to the rear allowing natural light into the room.

Gardens, Garage & Driveway

Private landscaped gardens to three sides. The rear garden in particular has been upgraded and landscaped to a high standard as well as being designed to be low maintenance. The garden shed is included in the sale. To the front there is a large monoblock driveway with space for several vehicles, leading to an integral single garage that could be easily converted if desired.



Property Summary

A fabulous opportunity to acquire one of the larger-style semi-detached villas in a prime location right at the end of the cul-de-sac in popular Wemyss Drive. The property has been upgraded throughout to a high standard by the present owner and the rear garden in particular is a fantastic selling point. Early viewing of this beautiful family home is highly advised to avoid disappointment.

Area Summary

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station (1mile away) 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.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

All fixtures, fittings and floor coverings included.

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2523**

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



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