



## 93 MARMION ROAD, CUMBERNAULD

F/P £129,995

Buyers in the market for an affordable family home won't want to miss this **spacious three bedroom terraced house** in Marmion Road, in the popular Greenfaulds area of Cumbernauld. Close to both Greenfaulds train station as well as Cumbernauld town centre, the property is presented to the market by award winning local agent Kelvin Valley Properties. The property boasts a large lounge with patio doors to the rear garden, three bedrooms, a fitted breakfasting kitchen, and a fitted bathroom. Externally there is a landscaped rear garden. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious family home
- Affordable price
- Private gardens
- Open outlook across school playing fields
- Well-presented interior
- Three bedrooms
- Gas central heating & double glazing
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)





## Entrance

From Marmion Road, proceed down the footpath to the 2nd row of terraced houses at the back where you will see number 93.

## Lounge

Large and bright lounge, with patio doors leading out into the rear garden. Laminate flooring. Plenty of space for furniture.

## Kitchen / Dining

Large fitted kitchen with plenty of space for a dining table and chairs. Fitted base and wall mounted storage units and extensive worksurface. The oven/hob/hood are integrated and included, other appliances by negotiation. Tiled floor. Large walk-in pantry style cupboard. Door to rear garden from here.

## Bedroom 1

Well-proportioned double bedroom on the upper floor, with two sets of fitted wardrobes offering excellent storage. Laminate flooring.

## Bedroom 2

Bedroom to the rear with window overlooking the back garden. Laminate flooring. Large fitted storage cupboard. Currently used as an office.

## Bedroom 3

Further double bedroom, also with laminate flooring and window to the rear.

## Bathroom

Fitted bathroom with bath, separate shower in enclosure, wash hand basin, and W.C. Textured glass window allows natural light in.

## Gardens

Private landscaped garden to the rear with large patio. Designed to be low maintenance.

## Sales Information

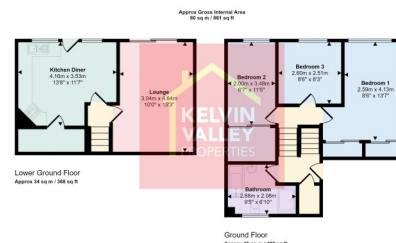
All floor coverings, light fittings & blinds included.

## Property Summary

A spacious and well presented 3 bedroom family home, offered at an affordable price. Ideal for a first time buyer or family in need of more space. Close to local amenities, including Cumbernauld town centre and Greenfaulds train station. Early viewing is advised to avoid disappointment.

## Area Details

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 Greenfaulds railway station provides excellent transport links and major motorway networks are on your doorstep for excellent commuting, yet the area is close to open countryside with many outdoor activities available.



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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/2546**



**Post Code for Sat Nav**

**G67 4AN**