



# 10C FERGUSSON ROAD, CUMBERNAULD O / o £109,995

This spacious two bedroom home offers a perfect opportunity for first time buyers or for someone looking to downsize. Award winning local agent Kelvin Valley Properties are delighted to present to the market, this two bedroom terraced house on Fergusson Road in Cumbernauld. Internally, there is an open plan lounge/dining room, kitchen, two double bedrooms and an attractive fitted bathroom. Externally, there are private garden areas to the front and rear of the property. The full property details & home report can be accessed on the Kelvin Valley website.



- Well presented interior
- Sought after area close to local amenities
- Two double bedrooms
- Double glazing
- Fitted kitchen and bathroom
- Private garden areas
- Gas central heating
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
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## ENTRANCE

From the roadside, you proceed along the pathway. The property is the third on the left.

## LOUNGE / DINING

Large open plan lounge/dining room, providing an ideal space to relax or entertain. Windows to the front and patio doors opening onto the rear of the garden. Laminate flooring.

## KITCHEN

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven and hob. The washing machine is included in the sale.

## BEDROOM 1

Spacious double bedroom with windows overlooking the rear garden. Carpeted flooring and ample space for bedroom furniture.

## BEDROOM 2

A further bedroom, again offering views of the rear garden. Carpeted flooring.

## BATHROOM

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Wet wall panelling.

## GARDENS

Private garden area to the front and a rear garden laid to lawn with a patio area.

## SALES INFORMATION

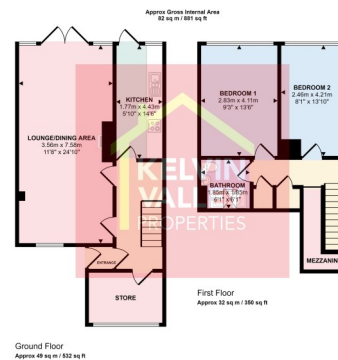
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A spacious two bedroom terraced house, offering the perfect opportunity for a first time buyer or someone looking to downsize. The property benefits from an open plan lounge/dining room and a large rear garden.

## AREA DETAILS

The town 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 Cumbernauld train station (1.5 miles 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.



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**

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Reference Number: **K/2549**



**Post Code for Sat Nav**

**G67 1LS**