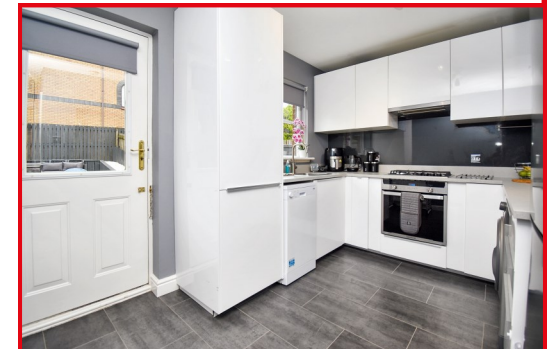




# 10 CAWDER COURT, CUMBERNAULD O / o £164,995

Situated in quiet Cawder Court in Carrickstone Cumbernauld, is this two bedroom terraced house with a modern interior. Presented to the market by award winning local agent Kelvin Valley properties, this lovely home offers a great opportunity for first time buyers or someone looking to downsize. Internally the property boasts a spacious lounge, modern kitchen, two double bedrooms and a fitted bathroom with a shower over the bath. Externally there is private parking and a landscaped garden to the rear of the property. The full property details & home report accessible on the Kelvin Valley website



- Modern interior
- Two double bedrooms
- Landscaped garden & parking
- Double glazing
- Ideal for downsizing or a first time buyer
- Close to excellent local schools
- Gas central heating
- 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 the roadside, you proceed to the front entrance of number 10.

## LOUNGE / DINING

A modern lounge, overlooking the front of the property. Ample space for both dining and living room furniture. Laminate flooring.

## KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink and oven and hob. The washing machine and fridge/freezer are included in the sale.

## BEDROOM 1

Well proportioned double bedroom with ample space for bedroom furniture. Windows to the rear. Carpeted flooring.

## BEDROOM 2

Another spacious double bedroom with mirrored wardrobes, offering excellent storage. Windows to the front and carpeted flooring.

## BATHROOM

Contemporary bathroom with a shower over the bath, protected by a glass screen, wash hand basin in vanity unit and W.C. Tiled walls and flooring.

## GARDENS

Private parking to the front of the property and rear garden laid to artificial turf, ensuring it is easy to maintain. At the back of the garden there is a seated decking area, providing a great space to relax or entertain.



## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A modern two bedroom terraced house in Carrickstone, Cumbernauld. This would be an ideal purchase for someone looking to downsize or a first time buyer. The property benefits from an easy to maintain rear garden and from being situated close to local schools.

## AREA DETAILS

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 (under 2 miles) provides a regular link with Glasgow, Edinburgh and Stirling on to north & south.

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**

[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775

Reference Number: **K/2557**



Post Code for Sat Nav

**G68 0BD**