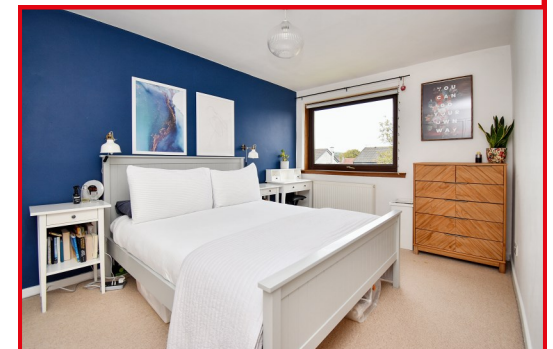




3 CEDAR ROAD, BANKNOCK

O / o £162,995

A modern and beautifully presented **three bedroom semi detached home** on sought after Cedar Road in Banknock. Presented to the market by award winning local agent Kelvin Valley Properties, this family home benefits from being in walk-in condition and from its open plan living areas. Internally there are large open plan lounge/dining area, a modern fitted kitchen and bathroom, three double bedrooms. Externally there is a private front and rear garden, a garage, driveway, and a home office/shed, providing a great work space and some additional storage. The full property details and home report can be accessed on the Kelvin Valley website.



- Beautifully presented with a modern interior
- Open plan lounge/dining area
- Private front & rear garden
- Log cabin in rear garden
- Modern fitted kitchen & bathroom
- Garage & driveway
- Gas central heating & double glazing
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



ENTRANCE

From the roadside, you proceed up the driveway to the front entrance of number 3.

LOUNGE / DINING

Contemporary lounge with modern décor and log burning stove. Windows to the front and rear, allowing plenty of light into this bright room. Ample space for dining and living room furniture. Attractive herringbone style flooring.

KITCHEN

Modern fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, hood, oven and hob. The utility room is accessed from this room, comprising of three larder cupboards, sink and work surfaces. The dishwasher is available by negotiation if desired.

BEDROOM 1

Well proportioned double bedroom with fitted wardrobes and a carpeted floor area. Windows to the front. Ample space for furniture.

BEDROOM 2

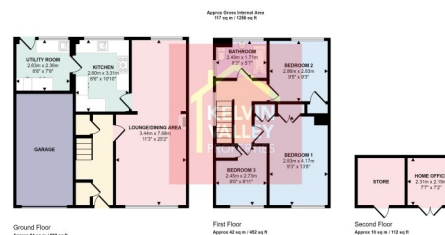
Another double bedroom with a storage cupboard and windows overlooking the rear garden. Carpeted floor area.

BEDROOM 3

A third double bedroom with a storage cupboard and a window overlooking the front of the property.

BATHROOM

Contemporary shower room with a shower over the bath, wash hand basin in vanity unit, storage cupboards (one mirrored) and W.C. Textured glass window to the rear. Part tiled walls and tiled floor area.



SALES INFORMATION

All floor coverings, light fittings & blinds included. Architects drawings and building warrant already in place for a garage conversion (and will be included).

GARDENS/DRIVEWAY/GARAGE

To the front of the property there is a private garden, driveway and a garage. At the rear of the property there is a layered garden laid to lawn with a patio area and a log cabin (with power), providing a great workspace and some additional storage.

PROPERTY SUMMARY

A modern and beautifully presented family home on Cedar Road, in the quiet village of Banknock. A great opportunity to acquire a property in walk-in condition in a sought after area with excellent commuting. Early viewing is advised to avoid disappointment.

AREA DETAILS

Banknock is ideally positioned in central Scotland, very close to the M80 motorway and just a few miles from Kilsyth, Cumbernauld and Bonnybridge. It has a small selection of shops and a couple of public houses, as well as the famous Glenskirrie restaurant. The nearby towns of Kilsyth, Cumbernauld and Bonnybridge offer a lot more amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions.

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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2570**



Post Code for Sat Nav

FK4 1JQ