



WESTERWOOD

34 BALGOWNIE DRIVE

O/o £395,000

Contemporary 5 bed detached villa with a detached double garage

Spacious detached family home - Private landscaped gardens - Large driveway & double garage - Contemporary interior - EER C



- Large detached family home
- Modern fitted kitchen and bathroom
- Five double bedrooms
- Landscaped rear garden
- Highly sought after area
- Large driveway with double garage
- Contemporary interior
- Energy efficiency rating C

A fantastic opportunity to purchase a **five bedroom detached family home** in the sought after area of Balgownie Drive in Westerwood, Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this home offers extensive living space and benefits from a large driveway and a double garage. Internally, there is a lounge, contemporary kitchen/family area, utility room, a dining room, five double bedrooms (two ensuite), a family bathroom and a cloaks. Externally, there are private landscaped gardens to the front and rear of the property, the rear garden offers as section of lawn with a pond and patio area. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with French doors opening out on to the rear garden. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining. Laminate flooring and neutral décor throughout this room



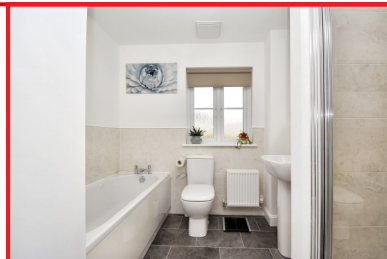
KITCHEN / FAMILY ROOM

There is an open plan kitchen/family room, again with French doors providing access to the rear garden. The modern fitted kitchen offers base and wall mounted storage units with extensive work surfaces. There is an integral sink, oven, hob, and hood and dishwasher.



DINING ROOM

There is a separate dining room with windows overlooking the garden. Ample space for furniture in this room and laminate flooring. This room benefits from modern décor and can be accessed via the kitchen and main hallway.



BEDROOM 1 & EN-SUITE

Large double bedroom, offering ample space for furniture and extensive storage space in the form of fitted mirrored wardrobes. Carpeted floor area. Ensuite just off this room with shower enclosure, bath, wash hand basin and W.C.

BEDROOM 2

Double bedroom with windows offering views of the rear garden. Ensuite just off this room with shower enclosure, wash basin and W.C.

BEDROOM 3

Another well proportioned double bedroom with ample space for furniture. Carpeted floor area and windows to the front.

BEDROOM 4/OFFICE

Downstairs double bedroom with windows to the front of the property and laminate flooring. There is an cupboard in this room, offering excellent additional storage.

BEDROOM 5

A fifth double bedroom with windows to the front and carpeted flooring.

UTILITY ROOM

Utility room with storage units, work surfaces and space for a washing machine and drier.

BATHROOM

Modern fitted bathroom, with bath, shower enclosure, wash hand basin and W.C. Part tiled walls and vinyl flooring. Textured glass windows to the rear.

CLOAKS

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

GARDENS, GARAGE & DRIVEWAY

There are landscaped private gardens to the front and rear of the property, the rear garden offers a section of lawn with a patio area and pond. The property also offers a large driveway and a double garage.



HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

Contemporary five bedroom detached family home, benefits from extensive living spaces and a large driveway and double garage. This property would be ideal for a large or growing family looking to move into a highly sought after area. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Westerwood is an exclusive and desirable part of the town of Cumbernauld. There are many amenities close by, including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Closeby Croy railway station 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

Viewings

By appointment only through Kelvin Valley Properties

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Post Code for Sat Nav

G68 0FT