



WESTERWOOD

13 LANSDOWNE DRIVE

O/o £229,995

Contemporary 3 bed detached home with open plan living spaces

Modern family home - Private South-facing rear garden - Large private driveway - Modern interior - EER C



- Contemporary family home
- Situated in desirable Westerwood
- Private driveway
- Open plan kitchen/dining area
- Three double bedrooms
- South facing rear garden
- Quiet cul-de-sac location
- Energy efficiency rating C

A contemporary **three bedroom detached home** in the quiet cul-de-sac of Lansdowne Drive. Presented to the market by award winning local agent Kelvin Valley Properties, this family home benefits from being situated in exclusive and desirable Westerwood, which is part of the town Cumbernauld. Internally there is a large lounge to the front, a modern fitted kitchen/dining area, a cloak, three double bedrooms, and a fitted shower room. Externally there are private garden areas to the front and the rear, both laid to lawn. The property also benefits from having a large private driveway.

The full property details and home report can be accessed on the Kelvin Valley website.



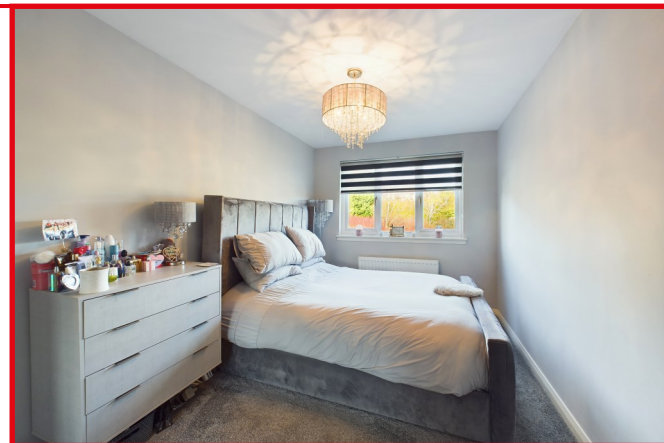
LOUNGE

Spacious lounge with a triple window formation to the front allowing plenty of light into the room. Contemporary décor with a media wall and an electric fireplace. Laminate flooring. Plenty of space for furniture in this room which is ideal for relaxing or entertaining.



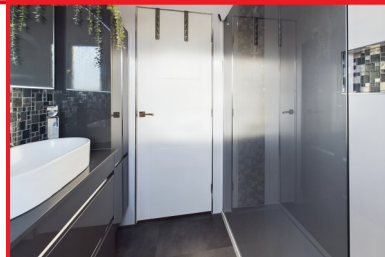
KITCHEN/ DINING AREA

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, hob, hood, microwave/oven, fridge/freezer and dishwasher. Door providing access to the side of the property. The dining area offers ample space for a table and chairs. French doors to the rear garden.



BEDROOM 1

Principle bedroom with fitted mirrored wardrobes offering excellent storage. Windows to the front. Ample space for bedroom furniture. Carpeted flooring and neutral décor in this room.



BEDROOM 2

Another double bedroom with windows to the rear and ample space for furniture. Storage cupboard in this room. Carpeted floor area.

BEDROOM 3

A third double bedroom with windows to the front. Carpeted floor area and ample space for furniture. Storage cupboard in this room.

SHOWER ROOM

Modern fitted shower room, with a walk-in shower protected by a glass screen, wash hand basin in vanity units and W.C. Wet wall panelling and vinyl flooring. Textured glass window to the rear.

GARDENS & DRIVEWAY

There are private garden areas to the front and the rear, both, laid to lawn. The property also benefits from having a large private driveway.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.



PROPERTY SUMMARY

A contemporary three bedroom detached home on the quite cul-de-sac of Lansdowne Drive. The property benefits from being situated in exclusive and desirable Westerwood, which is part of the town Cumbernauld. 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. Close by 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 0JB