



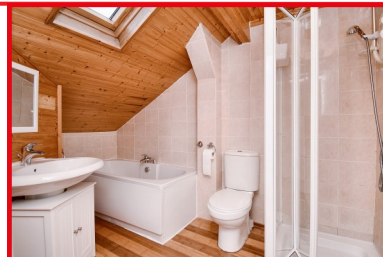
ALLANFAULD ROAD, CUMBERNAULD O/o £114,995

A well presented **three bedroom terraced house** on Allanfauld Road in the popular Seafar area of Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this family home benefits from it's excellent condition and affordable price. Internally there is an open plan lounge/dining room, a large storage cupboard, a fitted kitchen, two double bedrooms, a third bedroom/study, and a fitted bathroom. Externally there is a stoned paved garden area to front and a large garden area to the rear, laid to artificial turf.



- Terraced house
- Three bedrooms
- Private front & rear garden areas
- Gas central heating & Double glazing
- Well presented interior
- Affordable price
- Sought after area close to local amenities
- 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 carpark, proceed along the pathway to the front entrance of 9C.

LOUNGE / DINING

Large open plan lounge/dining room, providing an ideal space to relax or entertain. Decorative fireplace with an attractive surround (not functional). Windows to the rear and patio doors opening onto the rear garden. Carpeted floor area.

KITCHEN

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

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3/ STUDY

Another bedroom/study with a window overlooking the front of the property. Ample space for bedroom furniture. Carpeted floor area.

BATHROOM

Fitted bathroom comprising of a bath, separate shower cubicle, wash hand basin in vanity unit, mirrored storage unit, heated towel radiator and a W.C. Velux window. Part tiled walls and wooden flooring.

GARDENS

There is a stoned paved garden area to front and a large garden area to the rear, laid to artificial turf.

SALES INFORMATION

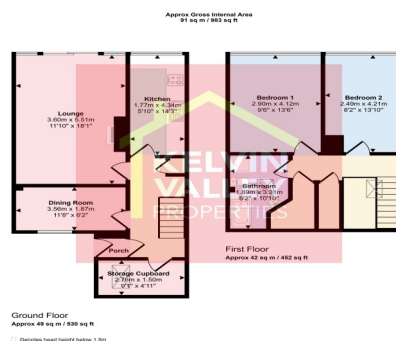
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A well presented three bedroom terraced house on Allanfauld Road in the popular Seafar area of Cumbernauld. This property benefits from it's excellent condition, affordable price and large rear garden. Early viewing is advised to avoid disappointment.

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 (1.6 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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2611**



Post Code for Sat Nav

G67 1EX