



**CUMBERNAULD**

**32 CAILHEAD DRIVE**

**O/o £295,000**

*Contemporary 4 bed detached villa very close to Croy train station*

Modern family home - Sought after area - South-facing landscaped rear garden - Driveway & garage - EER C





- Contemporary family home
- Close to Croy train station & M80
- Sought-after area
- 4 spacious double bedrooms
- 3 bedrooms have access to en-suites
- South-facing rear garden
- Garage & monoblock driveway
- Energy efficiency rating C

Situated a very short walk from Croy train station, is this contemporary **four bedroom detached villa** in Cailhead Drive, in the sought-after Smithstone area of Cumbernauld. Offering fantastic commuting due to it's proximity to both the train station and M80 / M73 motorways, this is a fantastic area to bring up a family in with excellent local schools and lots of beautiful countryside on your doorstep. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large lounge, fitted dining kitchen, separate dining room, 4 double bedrooms (3 with en-suite access), a family bathroom, and a cloaks. Externally there is a monoblock driveway, garage and South-facing gardens. The full property details & home report can be accessed on the Kelvin Valley website.



## LOUNGE

Spacious lounge with triple window formation to the front allowing plenty of light into the room. Laminate flooring and contemporary décor. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining.



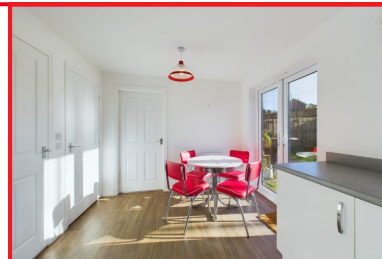
## DINING ROOM

Double doors from the lounge open into the spacious dining room, which has a double window to the rear as well as access to the adjacent kitchen. Boasts laminate flooring and modern décor, with plenty of space for a large dining table and chairs.



## KITCHEN

Modern fitted kitchen with white gloss storage units and extensive work surfaces. Integral sink and extractor hood, and the dishwasher, washing machine and fridge/freezer are also all integrated and included. Double window to rear. Space for a table & chairs. French doors to the garden.



## BEDROOM 1 & EN-SUITE

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the front. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C.

## BEDROOM 2

Another large double bedroom to the front, with fitted wardrobes offering excellent storage. Carpeted floor area. Access to a Jack & Jill en-suite, shared with bedroom 3.

## JACK & JILL EN-SUITE

Shared between bedrooms 2 & 3, with shower in cabinet, wash hand basin and W.C.

## BEDROOM 3

Spacious double bedroom to the rear with window overlooking the back garden. Carpeted floor area.

## BEDROOM 4

Another double bedroom, currently used as a home office. Window to the rear and carpeted floor area.

## BATHROOM

Modern fitted family bathroom, with bath, wash hand basin and W.C. Textured glass window to the rear.

## CLOAKS

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

## GARDENS, GARAGE & DRIVEWAY

The rear garden has been landscaped and benefits from being south-facing and getting plenty of sun. There is a garage with electric charging point to the side. Extensive monoblock driveway with space for several vehicles.



## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.

## PROPERTY SUMMARY

A seldom available four bedroom detached villa very close to Croy train station, in the sought after area of Smithstone. Benefits from having a landscaped south-facing rear garden as well as a contemporary and spacious interior. Early viewing of this attractive family home is advised to avoid disappointment.

## AREA SUMMARY

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Greenfaulds and Croy railway stations provide excellent transport links and 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](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

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**Post Code for Sat Nav**

**G68 9FA**