



100 GLEN SANNOX DRIVE, CRAIGMARLOCH O/O £119,995

First time buyers or those looking to downsize do not want to miss this opportunity to acquire a modern **two bedroom first floor flat** in the popular area of Craigmarloch, Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from being a short distance away from Croy Train Station and boasts a spacious interior. Internally there is a large lounge, an attractive fitted kitchen, two double bedrooms and a contemporary shower room. Externally there are shared residents gardens and a designated parking space for the property. The full property details and home report can be accessed on the Kelvin Valley website.



- Two bedroom first floor flat
- Situated in a popular area
- Designed parking space
- Fully upgraded throughout
- Contemporary interior
- Near Croy Train Station
- Gas central heating & Double glazing
- Energy efficiency rating C

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 along the front path and into the close of the building on the right hand side. Flat 100 is located on the first floor.

LOUNGE

Contemporary lounge with modern decor. Windows to the front, allowing in plenty of light into this room. Ample space for living room furniture. Laminate flooring.

KITCHEN/DINING

Attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob and hood. Ample space for a table and chairs.

BEDROOM 1

Principle double bedroom with fitted mirrored wardrobes, offering excellent storage. Windows to the rear. Ample space for furniture. Laminate flooring.

BEDROOM 2

Currently used as a home office the second bedroom offers ample space for bedroom furniture and again benefits from having fitted mirrored wardrobes.

SHOWER ROOM

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

GARDENS & PARKING

There are shared residents gardens and a designated parking space for the property.

SALES INFORMATION

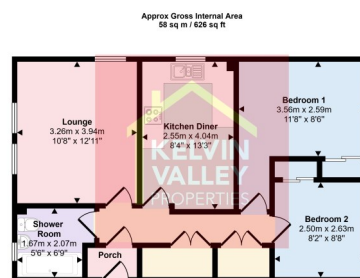
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A modern and spacious first floor flat with two double bedrooms on Glen Sannox Drive in the popular area of Craigmarloch. The property has been tastefully upgraded throughout by the present owners. It also benefits from it's close proximity to Croy Train Station and would be ideal for first time buyer or someone looking to downsize. Early viewing is advised to avoid disappointment.

AREA DETAILS

The desirable Craigmarloch area of Cumbernauld is situated a short distance away from Croy Train Station (on the Glasgow Edinburgh main line) as well as The Craigmarloch Bar, a Tesco supermarket and the local shops adjacent to it. Cumbernauld offers good shopping and recreational facilities including restaurants, bars, libraries, 24 hour supermarkets, golf clubs. Cumbernauld Retail Park and the Stadium at Broadwood are also close by.



Floorplan

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/2630**



Post Code for Sat Nav

G68 0DP