



**SMITHSTONE**

**38 CAILHEAD DRIVE**

**O/o £219,995**

*Contemporary 3 bed semi-detached home very close to Croy Train Station*

Modern family home - Quiet & sought-after area - Large private driveway - Contemporary interior - EER C





- Semi-detached family home
- Situated in a sought-after area
- Large monoblock driveway
- Three bedrooms
- Close to Croy train station & M80
- Landscaped rear garden
- Contemporary interior
- Energy efficiency rating C

A contemporary **three bedroom semi detached home** situated a short walk from Croy Train Station, on Cailhead Drive in the Smithstone area of Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from it's contemporary interior and sought-after location. Internally there is a spacious lounge, fitted kitchen, three bedrooms (one with en-suite), a cloak and a fitted bathroom. Externally there is a large monoblock driveway to the front as well as a section of lawn. To the rear there is a south-facing landscaped garden with a patio area and shed. The full property details and home report can be accessed on the Kelvin Valley website.



### LOUNGE

Spacious lounge with French doors opening out onto the rear garden. Media wall panelling and contemporary décor. Carpeted floor area. Ample space for both living room furniture and a dining table and chairs. Corner storage cupboard in this room



### KITCHEN

Attractive modern fitted kitchen with white gloss storage units and extensive work surfaces. Integral sink, oven, hob, hood, fridge/freezer and washing machine. Windows to the front and laminate flooring.



### BEDROOM 1 & ENSUITE

Principle bedroom with fitted wardrobes offering excellent storage. Windows to the front. Neutral décor in this room. Ample space for bedroom furniture. Carpeted floor area. En-suite adjacent to this room with a shower in cabinet, wash hand basin and W.C.



## BEDROOM 2

Another double bedroom with windows to the rear and ample space for furniture. Fitted wardrobes, offering excellent storage. Carpeted floor area.

## BEDROOM 3

A third bedroom with windows to the rear and a carpeted floor area.

## BATHROOM

Modern fitted bathroom, with a shower over the bath, heated towel radiator, wash hand basin in vanity unit and W.C. Part tiled walls and tiled floor. Textured glass window to the side.

## CLOAKS

Useful downstairs cloaks with a wash hand basin and W.C. accessed from the main hallway.

## GARDENS & DRIVEWAY

To the front of the property there is a large monoblock driveway and a section of lawn. To the rear there is a landscape garden with a patio area and shed.

## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.

## PROPERTY SUMMARY

A contemporary three bedroom semi-detached family home on Cailhead Drive in Smithstone. The property benefits from it's close proximity to Croy Train Station and landscaped rear garden. This one is likely to be popular with buyers so early viewing 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 Croy railway station provides 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

Office Contact: **John or Paul**

**sales@kvps.co.uk / 0800 133 7775**

Reference Number: **K/2642**



**Post Code for Sat Nav**

**G68 9FA**