



42 HILLCREST AVENUE, CUMBERNAULD O/o £107,995

Large and contemporary **three bedroom upper maisonette flat** in Hillcrest Avenue in central Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from being situated close to local amenities and from being in excellent walk-in condition. Internally there is an open plan family room, three double bedrooms and a modern fitted shower room. Externally there is private residents parking available and shared garden areas around the property.

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



- Upper maisonette flat
- Three double bedrooms
- Residents parking
- Double glazing
- Contemporary kitchen and shower room
- Centrally located
- Contemporary interior
- 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 residents parking, proceed into the close and up the stairs to number 42.

LOUNGE / DINING

Contemporary lounge with modern decor. Wall papered feature and neutral décor. Windows to the front and side, allowing in plenty of light into this room. Ample space for dining and living room furniture.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hood and hob. Open plan to lounge/dining area.

BEDROOM 1

Large double bedroom with ample space for bedroom furniture. Windows to the front. Carpeted floor area.

BEDROOM 2

Spacious double bedroom with windows to the front and side. Carpeted floor. Ample space for bedroom furniture.

BEDROOM 3 / 2ND LOUNGE

Currently used as a second lounge, this room provides the space for a large third double bedroom.

SHOWER ROOM

Contemporary shower room with a walk-in shower, wash hand basin and W.C. Textured glass window to the front. Tiled walls. Large utility cupboard in this room.



PARKING/GARDENS

Externally there is private residents parking available and shared garden areas around the property.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A contemporary and well presented three bedroom upper maisonette flat in central Cumbernauld. The property benefits from being closely situated to local amenities and from having an interior in excellent walk-in condition. Early viewing is advised to avoid disappointment.

AREA DETAILS

Cumbernauld offers good shopping and recreational facilities including restaurants, bars, libraries, large supermarkets, country clubs, golf clubs, Broadwood Stadium, Palace Rigg Country Park, Cumbernauld College, primary and secondary schools, as well as, local health and leisure facilities. Bus and rail services provide access to neighbouring towns with motorway links providing access in and around the central belt.

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/2637**



Post Code for Sat Nav

G67 1ES