



**CUMBERNAULD**

**4 ROBIN PLACE**

**O/o £359,995**

*Stunning 4 bed detached villa, very close to Broadwood Loch*

Spacious detached villa - Detached double garage - Sought-after area - Garden Office - Contemporary interior - EER C



- Spacious detached family home
- Double garage and driveway
- Quiet cul-de-sac position
- Landscaped gardens
- Close to Broadwood Loch
- Highly sought-after area
- Beautiful contemporary interior
- Energy efficiency rating C

Family buyers won't want to miss this stunning **four bedroom detached villa** in the sought after residential pocket of Collingwood, at the side of Broadwood Loch, Cumbernauld. Presented to the market by award-winning local agent Kelvin Valley Properties, this spacious villa boasts a contemporary and spacious interior, as well as landscaped gardens and a garden office. Internally there are two lounges, a fitted kitchen/dining area, a utility room, a separate dining room, and a downstairs cloak on the lower level. Upstairs there are four double bedrooms (master is en-suite), as well as the main family bathroom. Externally there are gardens to all sides, as well as a driveway, double garage and a garden room. The full property details and home report can be accessed on the Kelvin Valley website.



## LOUNGE

Spacious lounge with bay style windows to the front and a carpeted floor area. Wallpapered feature wall accompanied with neutral décor. Plenty of space for large living room furniture. A beautiful and bright space in which to relax or entertain



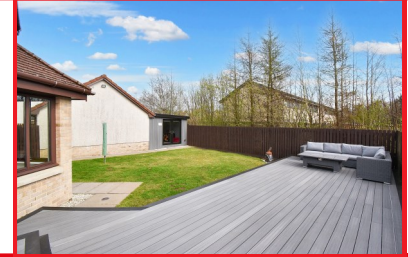
## KITCHEN/ DINING

An attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integrated sink, oven and grill, hob, fridge/freezer, dishwasher, wine fridge and hood. Laminate floor area. There is a dining area with two large windows overlooking the rear garden with a fixed table.



## BEDROOM 1 & ENSUITE

Large double bedroom with fitted mirrored wardrobes offering excellent storage. Windows to the front. Laminate flooring and contemporary décor with a wallpapered feature wall. En-suite shower room with shower in cabinet, wash hand basin & W.C. The smart toilet seat is not included.



### BEDROOM 2

Large double bedroom to the front with a fitted storage cupboard and a carpeted floor area.

### BEDROOM 3

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area. Fitted mirrored wardrobes.

### BEDROOM 4 / OFFICE

Another bedroom which is currently used as a home office. Windows to the rear and a carpeted floor area.

### SECOND LOUNGE

Adjacent to the kitchen and dining area, there is a second lounge with French doors opening out to the rear garden. Ample space for furniture.

### DINING ROOM

There is a downstairs dining room to the front of the property with ample space for furniture.

### UTILITY ROOM

The utility room has floor and wall mounted storage units and an integral sink. The washing machine and tumble dryer are included in the sale. Door providing access to the side of the property.

### BATHROOM

Modern fitted bathroom, with bath, shower in cabinet, wash hand basin with vanity units and W.C. Part tiled walls. tiled floor. Textured window.

### CLOAKS

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

### GARDENS, GARAGE, OFFICE & DRIVEWAY

There is a garden area to the front of the property which has been laid to lawn. The rear garden has been laid to lawn and benefits from a large decking area and a garden room with electrics to the rear of the garage. The property also benefits from a large driveway leading to a detached double garage.

### HEATING & WINDOWS

Gas central heating & double glazing.

### SALES INFORMATION

All fixtures & fittings included in current condition. Exterior electric charger not included.

### PROPERTY SUMMARY

A spacious and seldom available detached family home in a highly sought after area, very close to Broadwood loch. The property boasts a beautiful contemporary interior with a detached double garage and a landscaped rear garden. These properties very rarely come up for sale, so we recommend viewing early 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 (1.5 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](http://www.tpos.co.uk)

### Viewings

By appointment only through Kelvin Valley Properties

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