



SMITHSTONE

23 CROYHILL VIEW

O/o £219,995

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

Modern family home - Sought-after area - Landscaped rear garden - Beautifully presented interior - EER C



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

Situated within walking distance of Croy Train Station is this beautifully presented **three bedroom semi-detached home** in the sought after Smithstone area of Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this property would make an ideal home for young professionals or family buyers. Internally there is a spacious lounge, fitted kitchen, three bedrooms, 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 landscaped garden with decking area and a shed. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

The lounge benefits from contemporary décor accompanied with part wood panelled walls. French doors provide access to the rear garden. Ample space for living room furniture and a table and chairs. Corner cupboard offering additional storage.



KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob, hood, fridge/freezer, dishwasher and washing machine. Windows to the front and herringbone style flooring.



BEDROOM 1

Large double bedroom with a fitted mirrored wardrobe offering excellent storage. Windows to the front, allowing plenty of light into this room. Plenty of space for bedroom furniture. Carpeted floor area.



BEDROOM 2

A second double bedroom with windows to the rear and ample space for furniture. Carpeted floor area.

BEDROOM 3

A third bedroom with windows to the rear and a carpeted floor area. Could also be a home office.

BATHROOM

Modern fitted bathroom comprising of a shower over the bath, heated towel radiator, wash hand basin and W.C. Part tiled walls and vinyl flooring. 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

There is a large monoblock driveway to the front as well as a section of lawn. To the rear there is a landscaped garden with decking area and a shed.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

This beautifully presented three bedroom semi-detached home on Croyhill View in Smithstone, offers a fantastic opportunity for family buyers. The property boasts a contemporary interior and benefits from it's sought-after location near Croy Train Station. 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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2636**



Post Code for Sat Nav

G68 9FS