



**CONDORRAT**

**45 MAIN ROAD**

**O/o £295,000**

*Characterful 4 bed detached bungalow with garage & extensive outdoor space*

Close to local amenities - Garden areas to the front and rear - Large private driveway - Detached garage - EER D





- Four bed detached bungalow
- Extensive outdoor space
- Character features
- Close to local amenities
- Situated in popular Condorrat
- Detached garage & large driveway
- Spacious upgraded interior
- Energy efficiency rating D

Situated in the popular village of Condorrat is this **four bedroom detached bungalow** on Main Street with local amenities within walking distance. Award winning local agent Kelvin Valley Properties are delighted to present to the market this home, which offers a tastefully decorated interior and extensive outdoor space. Internally there is an open plan lounge/dining area, a fitted kitchen, four double bedrooms (one-ensuite) and a contemporary fitted bathroom. Externally there are private garden areas to the front and the rear. The property benefits from having a large monoblock driveway which in turn leads to a substantial detached garage. The full property details and home report can be accessed on the Kelvin Valley website.



### LOUNGE/DINING

Open plan lounge/dining area has plenty space for living room furniture and a table and chairs. Window to the front and French doors opening out to the side of the property. The room benefits from the characterful features including wooden beams and a fireplace. Laminate flooring.



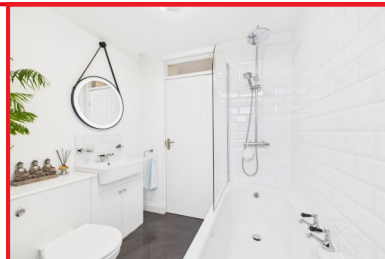
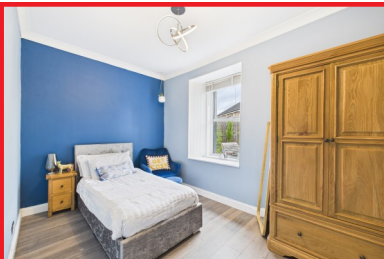
### KITCHEN/ DINING AREA

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and range cooker with extractor hood. French Doors providing access to the gardens. Windows to front, side and rear. Laminate flooring.



### BEDROOM 1/EN-SUITE

Principle bedroom with French doors providing access to the rear of the property. Ample space for bedroom furniture. Laminate flooring in this room. Spacious and modern en-suite adjacent to this room (recently installed) with a walk-in shower, bath, wash hand basin and a W.C



## FAMILY ROOM / SNUG

Before the third and principle bedrooms, there is a smaller second lounge area. This provides another great space to relax and unwind and could also be used as a home office if required.

## BEDROOM 2

A second double bedroom with a window to the rear and ample space for furniture. Laminate flooring.

## BEDROOM 3

A third bedroom, again with a window to the rear and laminate flooring.

## BEDROOM 4

Currently used as a home office, this room has traditionally been a bedroom. Window to the front. Laminate flooring.

## BATHROOM

Contemporary fitted bathroom with a shower over the bath, protected by a glass screen, wash hand basin in vanity unit and W.C. Part tiled walls and tiled floor. Textured glass window to the front.

## GARDENS, GARAGE & DRIVEWAY

There are private garden areas to the front and the rear. The property benefits from having a large monoblock driveway which leads to a detached garage.

## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.



## PROPERTY SUMMARY

A seldom available four bedroom detached bungalow, situated on Main Street in Condorrat. The property benefits from its characterful features and extensive outdoor space as well as having a large garage. Excellent commuting from this location due to its proximity to the M80 motorway as well as Croy train station. Early viewing is advised to avoid disappointment.

## AREA SUMMARY

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. Cumbernauld railway station (2 miles) provides an excellent link to Glasgow and other areas, plus there is easy access to both the M80 and M74 motorways within a few miles, providing excellent commuting in all directions.

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/2666**



**Post Code for Sat Nav**

**G67 4EA**