



17 WELLESLEY CRES, CUMBERNAULD

O/A £115,000

Positioned near the end of the quiet Wellesley Crecent cul-de-sac in Blackwood, Cumbernauld, is this **affordable two bedroom terraced** house with South-facing rear garden. Requiring upgrading throughout, this competitively priced house is situated in a very popular area, excellent for commuting due to its proximity to both the M80 motorway and Croy train station. Internally there is a lounge, a fitted kitchen, two double bedrooms, a fitted bathroom, and downstairs cloaks. Externally is a private rear garden and residents parking to the front. The full property details and home report can be accessed on the Kelvin Valley website.



- Affordable house in a popular area
- Opportunity to upgrade and add value
- South-facing rear garden
- Ideal for a first time buyer or investor
- Croy train station and M80 motorway nearby
- Close to Broadwood Loch
- Chain free and sold as seen
- Energy efficiency rating E

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
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Entrance

From the residents car park to the front, a pathway leads to the front door.

Lounge

Lounge with fire (untested) and fireplace, laminate flooring and French doors to the rear. Would benefit from being redecorated.

Kitchen

Fitted kitchen with base and wall mounted storage units and work surface with integral sink, oven/hob/hood (untested). Windows to the front with views to the residents car park. Would benefit from being upgraded to modern standards.

Bedroom 1

Large double bedroom to the front with two windows. The carpet has been lifted ready for a new one to be installed. Plenty of space for furniture.

Bedroom 2

Further double bedroom, this time with window to the rear overlooking the back garden. The floor covering has been lifted ready for a new carpet.

Bathroom

Fitted bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Part tiled walls. Requires upgrading to modern standards.

Cloaks

Accessed from the main hallway, with wash hand basin and W.C.

Sales Information

All floor coverings, light fittings & blinds included. Property sold as seen with no warranties given. All services/appliances have not and will not be tested.

Property Summary

An affordable property in a very popular area, close to Broadwood Loch. Provides either a first time buyer or a landlord/investor with the opportunity to renovate and add value. Also benefits from having a South-facing garden to the rear. Early viewing advised to avoid missing out.

Area Details

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station 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 Broadwood Loch and countryside.



This diagram is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Plans of items such as bathroom suites are representative only and may not look like the real items. Plans with North Arrow (NS)

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: **Paul or John**

Reference Number: **K/2670**



Post Code for Sat Nav

G68 9PH