



CUMBERNAULD

7 GLEN SANNOX LOAN

O/o £309,995

An immaculately presented 4 bed detached villa in a quiet cul-de-sac

Extended & upgraded family home - Private garden areas - Driveway & garage - Contemporary interior - EER TBC



- Extended & upgraded family home
- Sought-after area
- Private garden areas
- Four double bedrooms
- Immaculately presented interior
- Excellent transport links
- Quiet cul-de-sac location
- Energy efficiency rating C

Welcome to 7 Glen Sannox Loan, an upgraded and extended **four bedroom detached villa** in sought-after Craigmarloch, Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from being situated in a quiet and family friendly cul-de-sac. Whilst providing a sense of exclusivity, this home remains close to excellent transport links, including Croy Train Station. Internally there is a spacious lounge, a modern fitted kitchen, a separate dining room, a family room, a utility room, four double bedrooms (one en-suite), a cloak, a family bathroom and an integral garage. Externally there is a large monoblock driveway and a section of garden to the front of the property. The rear garden boasts a decking area as well as being laid to artificial turf. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with windows to the front and ample space for living room furniture. Wall papered feature wall matched with neutral décor. Laminate flooring. Doors leading to the dining room.



DINING ROOM

Adjacent to the lounge, the dining room boasts contemporary décor and laminate flooring. French doors providing access to the rear garden.



KITCHEN

Modern fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob, hood and dishwasher. Tiled flooring. Windows overlooking the rear garden.



BEDROOM 1 & EN-SUITE

Large double bedroom with fitted mirrored wardrobes offering excellent storage. Windows to the front. Carpeted floor area and contemporary décor with a wallpapered feature wall. En-suite shower room with a shower in cabinet, wash hand basin and a W.C.

BEDROOM 2

Large double bedroom to the rear with fitted mirrored wardrobes offering excellent storage. Carpeted floor area and contemporary décor.

BEDROOM 3

Spacious double bedroom with windows overlooking the rear garden. Carpeted floor area. Ample space for bedroom furniture.

BEDROOM 4

Another double bedroom with a window to the front and a carpeted floor area.

UTILITY ROOM

Utility room with an integral sink, storage and space for a washing machine. Further space for appliances in the hallway leading to the garage.

BATHROOM

Attractive fitted bathroom with a bath, shower in cabinet, Jack and Jill wash hand basins and a W.C. Tiled flooring.

CLOAKS

Useful downstairs cloaks, accessed from the main hallway. With a wash hand basin in vanity unit, a storage cupboard and a W.C.

GARDENS, GARAGE & DRIVEWAY

Externally there is a large monoblock driveway and a section of garden to the front of the property. The rear garden boasts a decking area as well as being laid to artificial turf. The property also benefits from having an integral garage.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

An upgraded and extended four bedroom detached villa in the sought-after area of Craigmarloch, Cumbernauld. The property benefits from it's immaculate modern interior and from being located in a quite cul-de-sac with excellent transport links, including Croy Train Station nearby. 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 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.



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/2715**