



CUMBERNAULD

19 GLEN SANNOX DRIVE

O/o £309,995

A contemporary 4 bed detached villa in desirable & friendly area

Contemporary family home - Sought after area - Open plan living - Private garden areas - Driveway & garage - EER C



- Contemporary family home
- Sought-after area
- Garage & monoblock driveway
- Four double bedrooms
- Open plan living spaces
- Private garden areas
- Beautiful setting & surroundings
- Energy efficiency rating C

Welcome to 19 Glen Sannox Drive, a contemporary **four bedroom detached villa** set within the sought-after village-style community of Craigmarnoch in Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, this home offers the perfect balance of privacy, comfort, and convenience - just minutes from excellent transport links and local amenities. Externally there is a large monoblock driveway, a garage and a section of garden to the front of the property. The easy to maintain rear garden provides a wooden decking area and stone paved/chipped areas of garden. 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 plenty of space for living room furniture. Neutral décor and laminate flooring. Open plan access to the adjacent dining room.



KITCHEN / DINING

Modern fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven/microwave, hob, fridge/freezer and dishwasher. Laminate flooring. Plenty of space for dining room furniture. Access to the utility room and conservatory from this room.



CONSERVATORY

Conservatory positioned to the rear of the property, providing additional living space and offering plenty of space for furniture. Laminate flooring. Door providing access to the easy to maintain rear garden.



BEDROOM 1 & EN-SUITE

Principle bedroom boasting neutral décor accompanied with a wallpapered feature wall. Fitted wardrobes offering excellent storage. Windows to the front. Laminate flooring. En-suite shower room with a shower in cabinet, heated towel radiator, storage cupboard, wash hand basin and a W.C.

BEDROOM 2

Spacious double bedroom to the rear with fitted wardrobes and laminate flooring. Neutral décor.

BEDROOM 3

A third double bedroom with windows to the rear and laminate flooring. Useful corner storage cupboard.

BEDROOM 4

A fourth bedroom double with laminate flooring and a window to the front.

UTILITY ROOM

Utility room with storage units and ample space for appliances.

BATHROOM

Contemporary fitted bathroom with a shower over the bath, shower in cabinet, wash hand basins and a W.C. Tiled walls and flooring.

CLOAKS

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

GARDENS, GARAGE & DRIVEWAY

There is a large monoblock driveway, a garage and a section of garden to the front of the property. The easy to maintain rear garden provides a wooden decking area and stone paved/chipped areas of garden.



HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A contemporary and extended four bedroom detached villa, situated in the village-style community of Craigmarloch in Cumbernauld. The property offers modern and open plan living spaces and benefits its close proximity to transport links and local amenities. 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/2718**