



CUMBERNAULD

3 MASONFIELD AVENUE

O/o £224,995

A contemporary 3 bed semi-detached home in a quiet residential setting

Modern family home - Landscaped garden areas - Private driveway - Sought-after area - EER TBC



- Semi-detached family home
- Contemporary interior
- Private driveway
- Three double bedrooms
- Quiet residential area
- Landscaped garden areas
- Excellent transport links
- Energy efficiency rating TBC

Nestled in the sought-after Balloch area of Cumbernauld, Masonfield Avenue offers a contemporary **three bedroom semi-detached home** in a quiet residential setting. Presented to the market by award winning local agent Kelvin Valley Properties, the property is ideal for commuting with easy access to the M80 motorway and Croy Railway Station. Internally there is a spacious lounge/dining area, a modern fitted kitchen, three bedrooms and a fitted bathroom. Externally there is a private driveway and landscaped garden areas to all sides of the property. The rear and side areas benefit from having decking and two sheds, which could be used for variety of purposes. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



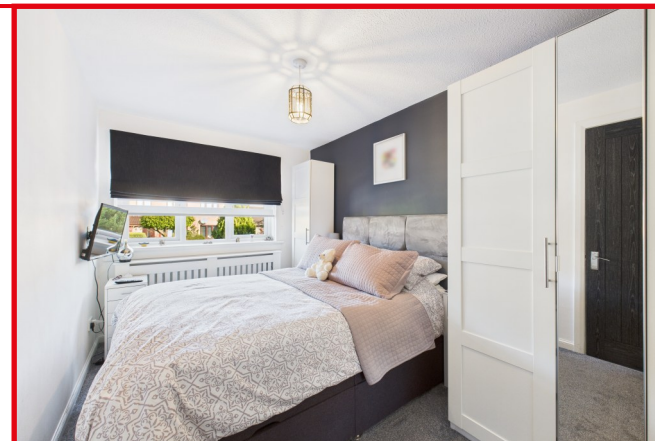
LOUNGE / DINING AREA

Spacious lounge/dining area with a triple window formation to the front and French doors providing access to the rear. Contemporary décor and laminate flooring. Plenty of space for furniture in this room.



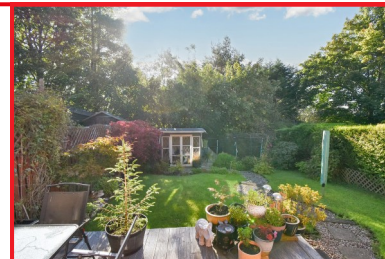
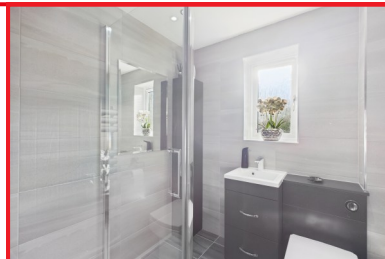
KITCHEN

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, hob, hood, fridge/freezer, microwave/oven, dishwasher and washing machine. Corner cupboard offering additional storage. Windows overlooking the rear garden. Door providing access to the side.



BEDROOM 1

Principle bedroom with a triple window formation to the front. Feature wall with neural décor. Ample space for bedroom furniture. Carpeted flooring in this room.



BEDROOM 2

Another double bedroom with windows to the rear and a carpeted floor area. Ample space for furniture.

BEDROOM 3

A third bedroom with a carpeted floor area and a useful corner storage. Window to the front.

SHOWER ROOM

Modern fitted bathroom with a shower in cabinet, heated towel radiator, wash hand basin in vanity unit and a W.C. Tiled walls and flooring. Textured glass window to the rear.

GARDENS & DRIVEWAY

Externally there is private driveway and landscaped garden areas to all sides of the property. The rear and side areas, benefit from having decking and two sheds, which could be used for variety of purposes.

In addition, the property also has four electric sockets and a hot/cold water tap outside.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included. The EV charger is also included.



PROPERTY SUMMARY

A contemporary three bedroom semi-detached home in Masonfield Avenue in the sought-after Balloch area of Cumbernauld. The property benefits from having a private driveway and garden areas to all side of the property. 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. Balloch is very close to Croy train station which is on the Glasgow - Edinburgh mainline. 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

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Post Code for Sat Nav

G68 9DW