



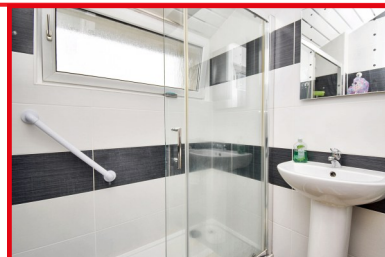
70 SANDYKNOWES ROAD, CUMBERNAULD O/o £84,995

Welcome to Sandyknowes Road, Cumbernauld - a spacious four-bedroom townhouse offering generous living accommodation set over three levels and an opportunity for buyers to create a modern family space tailored to their taste. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a lounge, kitchen/dining area, four bedrooms, a shower room and a cloaks. Externally, there is private garden area to the front and rear of the property, both laid to artificial turf. The full details & home report can be accessed on the Kelvin Valley website.



- Four bedroom townhouse
- Generous living space over three levels
- Private front and rear gardens
- Gas central heating & double glazing
- Opportunity to modernise
- Excellent transport links
- Ideal family home or investment
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 **Email:** sales@kvps.co.uk **Website:** www.kvps.co.uk



ENTRANCE

From the residents carpark , proceed down the side of the property to the entrance.

LOUNGE/DINING

Located on the first floor, the lounge boasts windows to the rear and a carpeted floor area. Ample space for living room furniture.

KITCHEN

Fitted kitchen with storage units, a work surface and an integral sink. Patio doors providing access to the rear garden. Tiled flooring. Ample space for furniture.

BEDROOM 1

Spacious double bedroom with fitted storage cupboards and a carpeted floor area. Windows to the rear. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom with a carpeted floor area and ample space for bedroom furniture.

BEDROOM 3

A third bedroom with a carpeted floor area and a window to the front.

BEDROOM 4

A fourth bedroom on the ground floor with a carpeted floor area and a window to the front.

SHOWER ROOM

Fitted shower room with a walk-in shower, wash hand basin and a W.C. Textured glass window to the front. Tiled walls and flooring.

CLOAKS

Useful downstairs cloaks with a wash hand basin and a W.C

GARDENS

There is private garden area to the front and rear of the property, both laid to artificial turf.

SALES INFORMATION

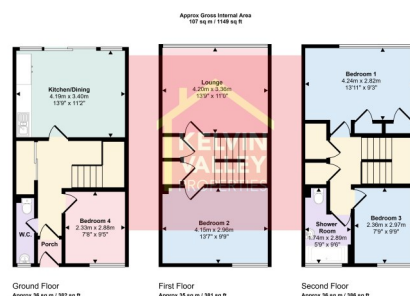
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious four bedroom townhouse set over three levels, offering an excellent opportunity for a family home or investment. Early viewing is advised to avoid disappointment.

AREA DETAILS

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. Nearby Greenfaulds railway station provides excellent transport links, and 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

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2747**



Post Code for Sat Nav

G67 2PG