



**Craigmarloch**

**74 Glen Clova Drive**

**O/o £149,995**

*Lovely 2 bed semi with a modern interior, surrounded by countryside*

Adjacent to countryside - Private gardens & driveway - Attractive modern interior - Popular area - Energy Efficiency Rating D



- Adjacent to countryside
- Attractive modern interior
- Private enclosed gardens
- Long driveway to the front
- Sought after area
- Close to Dullatur Golf Club
- Excellent commuting location
- Energy efficiency rating D

Kelvin Valley Properties are delighted to present to the market this lovely **two bedroom semi-detached villa**, situated at the end of Glen Clova Drive in sought after Craigmarloch. Positioned adjacent to countryside and within easy reach of Croy train station and Dullatur Golf Club, this property has plenty to offer potential buyers. Internally there is a large lounge, modern fitted kitchen, two double bedrooms, a modern bathroom, and a downstairs cloak. Externally there are private gardens to front, side and rear as well as a long driveway for parking. The rear garden is enclosed and child/pet friendly. The Summerhouse is included in the sale. Early viewing advised to avoid disappointment.



### Lounge ( X' x X' )

Spacious lounge with double window to the front allowing plenty of natural light into the room. The room benefits from having neutral décor and a carpeted floor area. There is ample space for furniture, and the open plan staircase leads to the bedrooms and bathroom upstairs.



### Master Bedroom ( X' x X' )

Attractive master bedroom with triple fitted mirrored wardrobes providing excellent storage. Two windows to the front allowing plenty of natural light into the room. Laminate flooring. Contemporary décor.



### Dining Kitchen ( X' x X' )

Recently fitted kitchen with modern high and low level storage units and work surface with integral sink and hob. French doors lead out onto the patio in the rear garden from here. The window overlooks the attractive rear garden.



**KELVIN  
VALLEY  
PROPERTIES**



### **Bedroom 2 ( X' x X' )**

Another large double bedroom, this time to the rear with two windows overlooking the back garden. Again there is excellent storage space in the form of fitted mirrored wardrobes. Carpeted floor area.

### **Bathroom ( X' x X' )**

Modern fitted bathroom, comprising of a bath, wash hand basin and W.C. There is an electric shower fitted above the bath, as well as a screen and splashback tiling. Large storage cupboard. Textured glass window to the front.

### **Cloaks**

Useful cloaks on the ground floor with W.C. and wash hand basin.

### **Gardens & Driveway**

Driveway to side providing parking for several vehicles. Private front, side and rear gardens. The rear garden boasts a patio, area of lawn and a Summerhouse. A lovely flat and enclosed garden, ideal for children and pets.

### **Heating & Glazing**

Gas central heating & double glazing throughout.

### **Other Information**

All floor coverings, light fittings (apart from lounge) and blinds included in the sale. Nest heating control included.

### **Property Summary**

A lovely 2 bed semi detached villa in a sought after area. Benefits from being at the end of the street, with countryside to the side and rear. Flat enclosed rear garden with patio, lawn and summerhouse, ideal for pets and children. Early viewing advised to avoid disappointment - we expect this one to be popular!

### **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. Nearby Croy railway station (1 mile away) 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 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 a sonic tape measure 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 are a longstanding member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

### Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/1983**



Post Code for Sat Nav

**G68 0DZ**