



9 Abbotsford Place, Cumbernauld, Glasgow, G67 4BJ

Offers Over £140,000

- Semi- Detached
- Family bathroom on the upper floor plus convenient downstairs WC
- Private parking
- Proximity to excellent schools and numerous local amenities
- Council Tax- C
- 3 Double Bedrooms
- Flexible Layout
- Rear Garden
- Walking distance to Greenfaulds Train Station – perfect for commuters
- EER -D

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Situated within one of Cumbernauld's most sought-after areas, this generously proportioned property offers an ideal family home combining space, comfort, and convenience.



Council Tax Band: C



Situated within a desirable Greenfaulds setting, this spacious three bedroom end-terraced villa offers excellent family accommodation, ideally placed for local transport links and amenities. The property is presented in good decorative order throughout and features well-proportioned rooms that provide a bright and comfortable living environment.

The accommodation comprises a welcoming reception hallway leading to a generous lounge and dining area, enhanced by patio doors that open directly onto the rear garden. The modern kitchen is fitted with a range of floor and wall-mounted units, worktops, and integrated appliances, and also benefits from access to the garden. Completing the ground floor is a convenient cloakroom with WC.

Upstairs, there are three good-sized bedrooms and a contemporary shower room featuring a fitted suite, shower cabin, and stylish finishes.

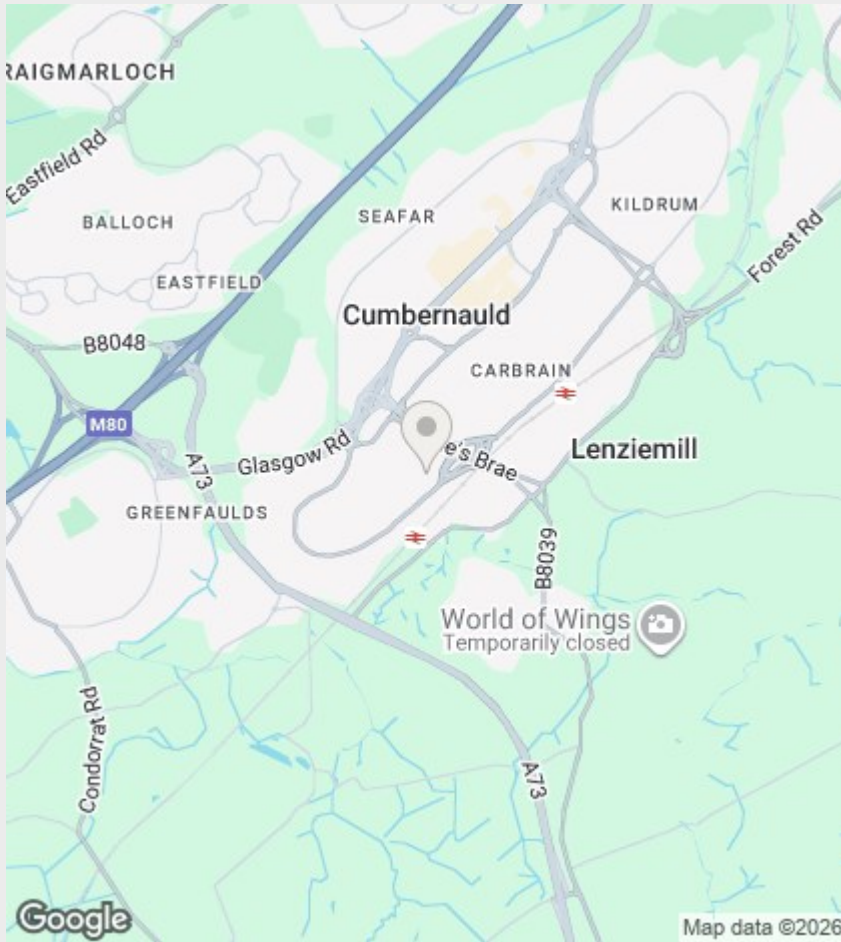
Additional benefits include double glazing, gas central heating, ample storage throughout, and a private enclosed rear garden with secure fencing—ideal for families and outdoor enjoyment.

This attractive home is set within an established residential area and offers an excellent opportunity for families seeking space, comfort, and convenience. Early viewing is highly recommended.

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Home Report Available on Request
Viewings Strictly By Appointment
Council Tax: North Lanarkshire Band C
EER - D

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E	43		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

