



RESIDENCE

42 Grangeneuk Gardens, Cumbernauld, G68 9BP

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms



Situated within the highly sought-after Grangeneuk Gardens development in Balloch, this impressive three-bedroom modern semi-detached villa offers spacious and well-presented family accommodation. The property is further enhanced by a generous monobloc driveway, detached garage, and low-maintenance gardens featuring attractive tiered decking and patio areas, ideal for outdoor entertaining.

The accommodation comprises a welcoming reception hallway with staircase leading to the upper level, a convenient cloakroom/WC fitted with a contemporary two-piece suite, and a bright, well-proportioned formal lounge overlooking the front of the property. To the rear, the modern dining kitchen is fitted with a range of base and wall-mounted units complemented by ample worktop space. French doors open directly onto the rear garden, while a separate external door provides additional side access.

The staircase, featuring a stylish glass-panel balustrade, leads to the upper landing where there are three well-proportioned bedrooms and a contemporary shower room complete with a modern three-piece suite, chrome heated towel rail, and attractive wall and floor tiling.

Further features include gas central heating, double glazing throughout, and a fully lined, floored loft providing excellent additional storage.

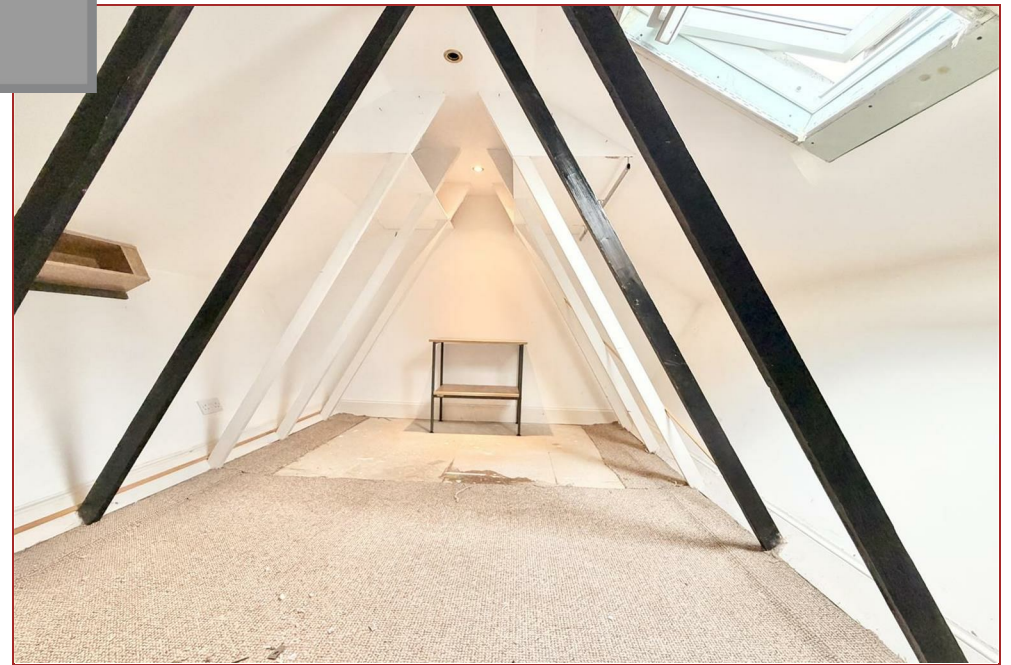
Externally, the property enjoys an attractive monobloc driveway to the front, with gated access leading to an extended driveway offering ample off-street parking and access to the detached garage. The rear garden has been thoughtfully designed for ease of maintenance, with recently installed tiered decking, steps, and a patio area creating an ideal space for relaxing or entertaining.

Grangeneuk Gardens occupies an enviable position within Balloch, one of Cumbernauld's most desirable residential locations. A wide range of local amenities are close at hand, including supermarkets, shops, healthcare facilities, and leisure amenities.

882.64 sq ft | EER = C



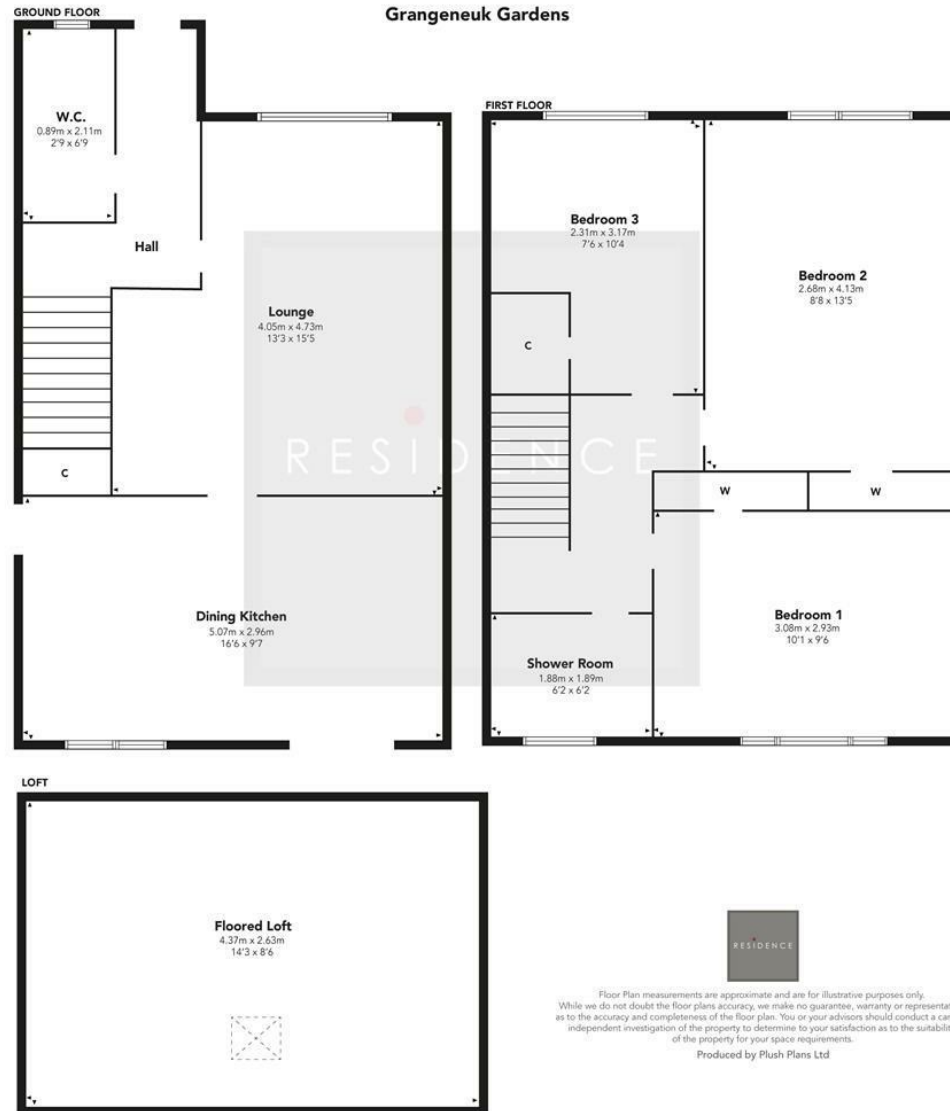
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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.