



24 Mallard Crescent, Cumbernauld, Glasgow, G68 9GW

Offers Over £355,000

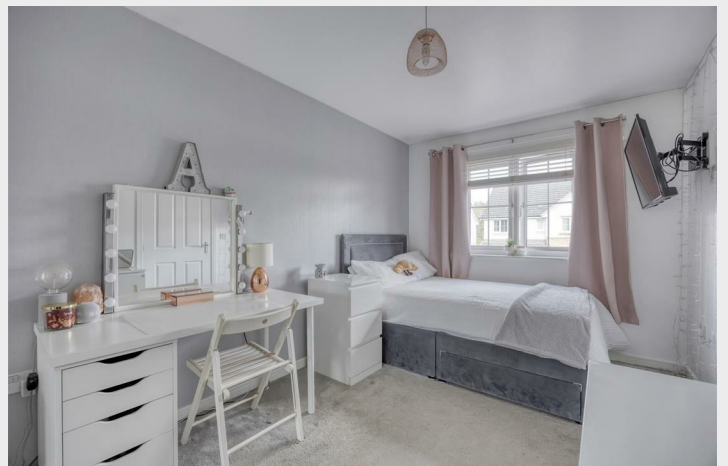
- Impressive family lounge offering generous living space and a bright, welcoming feel
- Four well-proportioned double bedrooms, perfect for family living
- Separate utility room providing additional storage and laundry space
- Stylish three-piece family bathroom
- Set on a substantial corner plot with beautifully maintained front and rear gardens, ideal for outdoor entertaining
- Contemporary open-plan dining kitchen with patio doors leading to the southwest-facing rear garden
- Elegant master bedroom featuring a modern en-suite shower room
- Convenient downstairs WC for everyday practicality
- Integral garage and private driveway providing excellent off-street parking
- Energy efficiency rating C

24 Mallard Crescent, Glasgow G68 9GW

Beautifully presented 4-bedroom detached villa with spacious living areas, modern dining kitchen, and sunny southwest garden in the heart of Broadwood, Cumbernauld.



Council Tax Band: F



Located within a popular and family-friendly development in Broadwood, this impressive four-bedroom detached villa offers generous living space, a flexible layout, and a fantastic corner plot with a sunny southwest-facing garden.

The ground floor features a welcoming hallway leading to a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, the large open-plan dining kitchen is the heart of the home, with plenty of space for family meals and patio doors opening out to the garden. A separate utility room and a convenient downstairs WC complete the lower level.

Upstairs, there are four well-proportioned double bedrooms, including a master bedroom with en-suite shower room, plus a modern three-piece family bathroom. Each room offers comfortable proportions and a light, airy feel throughout.

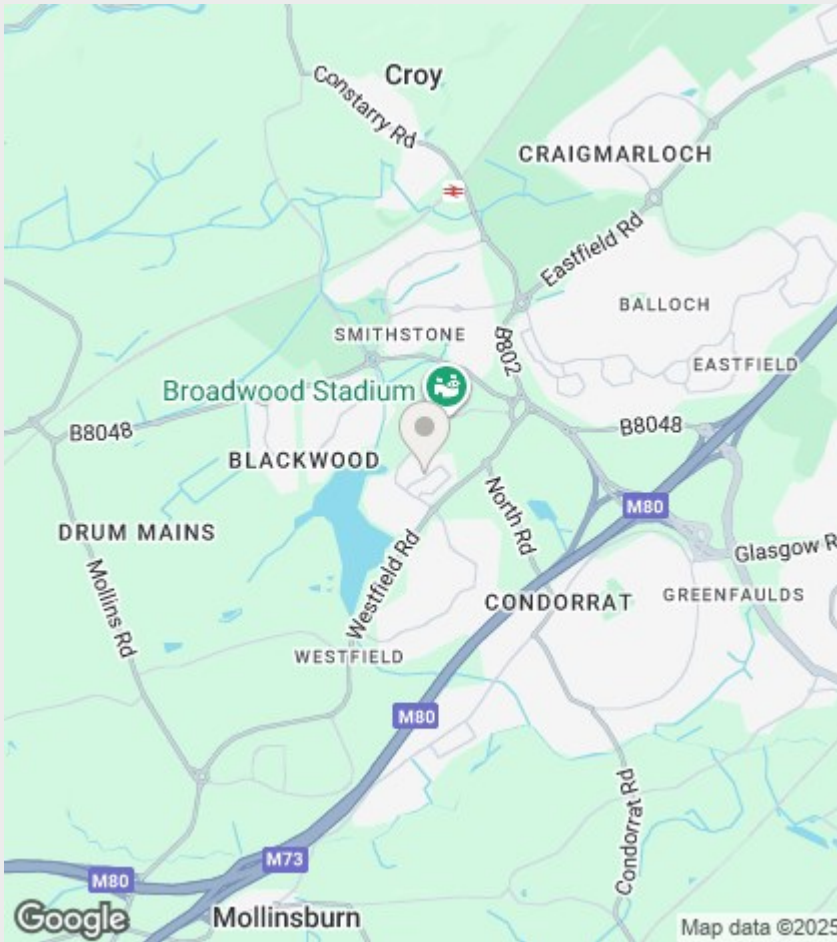
Externally, the property sits on a generous corner plot with neat front and rear gardens. The southwest-facing rear garden enjoys plenty of natural sunlight and is perfect for outdoor dining and entertaining. There's also an integral garage and a private driveway providing ample off-street parking.

Situated close to local schools, shops, and excellent transport links, this superb home will appeal to growing families and those looking for extra space in a sought-after location. Early viewing is highly recommended.

The property occupies a large corner plot in the Broadwood area of Cumbernauld and benefits from all of the amenities available on its doorstep, including shops, restaurants, leisure facilities, parks, and highly rated schools. The property is a short walk from Broadwood Loch, the Cumbernauld Retail Park, and Croy station, and is also close to the M80 linking it to central Scotland's extensive motorway network.

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

If you are interested in viewing this property please contact our offices direct on 01417751050.



Directions

Viewings

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

EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

Approx Gross Internal Area
122 sq m / 1310 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.