



## 6 Heron Drive, Cumbernauld, Glasgow, G68 9GU

Offers Over £300,000

- Immaculate Detached Family Property
- Stylish New Kitchen with Integrated Appliances
- Monoblocked Driveway Leading To Garage
- EER - C
- 3 Bedroom - Master Ensuite
- Tasteful w/c & House Bathroom
- South Facing Fully Enclosed Rear Garden
- Tasteful Open Plan Lounge?Dining Room with Media Wall
- Excellent Storage Throughout
- Close To All Local Amenities Including Schools & Transportation Links

# 6 Heron Drive, Glasgow G68 9GU

Set within one of Cumbernauld's most sought after postcodes, this stylish home offers perfect family accommodation. Quietly situated within modern development by Bellway Homes. The present owner has maintained and presented the home to an impeccable standard throughout. EER - C



Council Tax Band: E



This is a wonderful opportunity to acquire an attractive family property in a highly desirable residential location. The property has been lovingly maintained by the current owners to a high specification which means that early viewing will be imperative.

Accommodation comprises welcoming entrance hallway with stylish w/c off, an impressive front facing lounge and a separate dining area which allows access to the rear garden by way of French doors. The new kitchen is well appointed with ample base and wall mounted units, contrasting worksurfaces and a number of appliances. The side door gives access outside. Off the kitchen you will find a useful store/larder area and a further spacious utility area (this space has been taken from the original garage)

On the upper level you will find 3 bedrooms all boasting built in wardrobe storage. The master bedroom boasts an ensuite shower room and fitted wardrobe storage. The second bedroom is located to the front of the property. The remaining bedroom is a single room over looking the front garden. The house bathroom completes the home.

Externally the property sits within an impressive south facing, level plot with well tended gardens. The rear garden has a large decked area, built to enjoy the sunshine at various times of the day and the lawn has been replaced with astro turf. The garden provides the perfect outside space for relaxing and/or entertaining. The mono-blocked driveway to the front allows ample off street parking leading to the integral garage.

#### School Catchment

Heron Drive is located within the catchment area for Westfield Primary School, St Helens Primary School, Greenfaulds High School and St Maurices High School.

#### Room Dimensions

Entrance Hallway - 2.18m x 1.11m

Lounge/Dining Area - 6.90m x 4.34m

Kitchen - 3.79m x 3.17m

Store Room - 2.48m x 0.95m

Utility/Store - 2.48m x 2.22m

w/c - 2.31m x 1.08m

Master Bedroom - 3.80m x 3.48m

Ensuite - 2.13m x 1.41m

Bedroom 2 - 3.81m x 2.55m

Bedroom 3 - 2.81m x 2.57m

Bathroom - 2.15m x 1.68m

#### Location

The property lies in the popular area of Broadwood, Cumbernauld and is well positioned to enjoy Cumbernauld's amenities with Cumbernauld Town Centre offering high street shopping. Broadwood Loch is only a short walk away, ideal for dog walkers. There is schooling at primary and secondary levels in the area. Transport facilities include regular bus services connecting Broadwood with the Town Centre and surrounding areas. Recreational opportunities are varied with sporting and leisure facilities all available in and around the Town. There is nearby Croy Train Station providing rail links to Glasgow, Edinburgh and points beyond. Balloch is also well positioned for access to the A80 connecting Cumbernauld with Central Scotland's motorway networks.

Home Report Available on Request

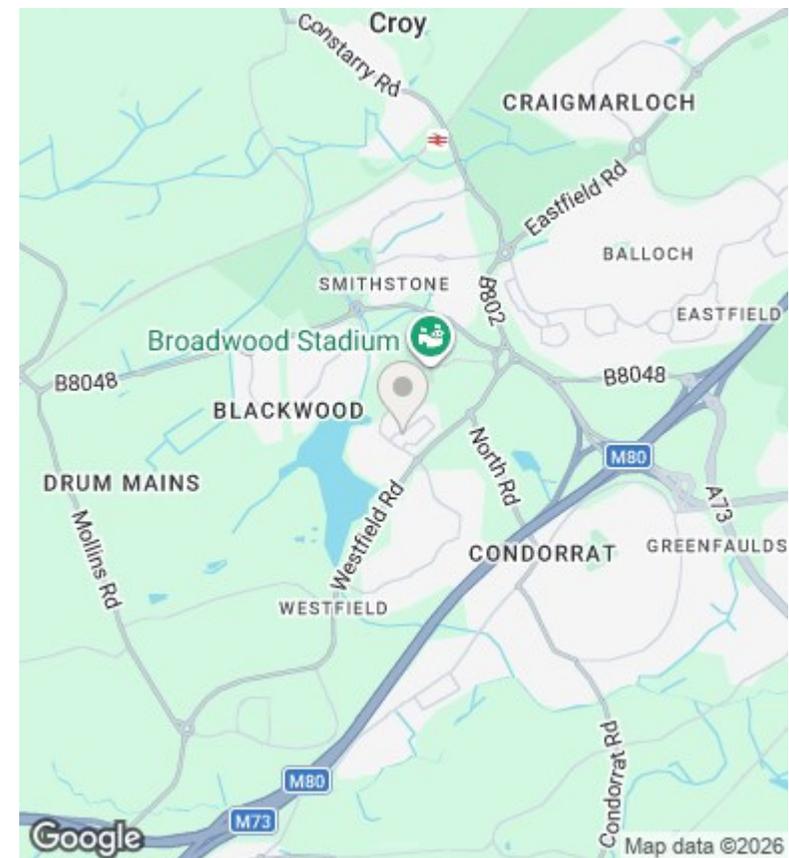
Viewings By Appointment

EER - C

CODA Estates provides a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	