



Mid Terrace Villa

26 Maple Road,
Abronhill, Cumbernauld.
G67 3NH



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Extensively improved, this impressive MID TERRACE VILLA is situated within the sought after Abronhill district and nearby excellent amenities including schooling at primary and secondary levels, only minutes from the Town Centre with a wide and varied range of shopping to include all the major supermarkets, excellent public road transport and access to the motorway.

Offering excellent family accommodation with a flexible layout, the specification includes gas central heating (Worcester boiler) and PVC double glazing to include front and rear doors. The building has been re-rendered externally.

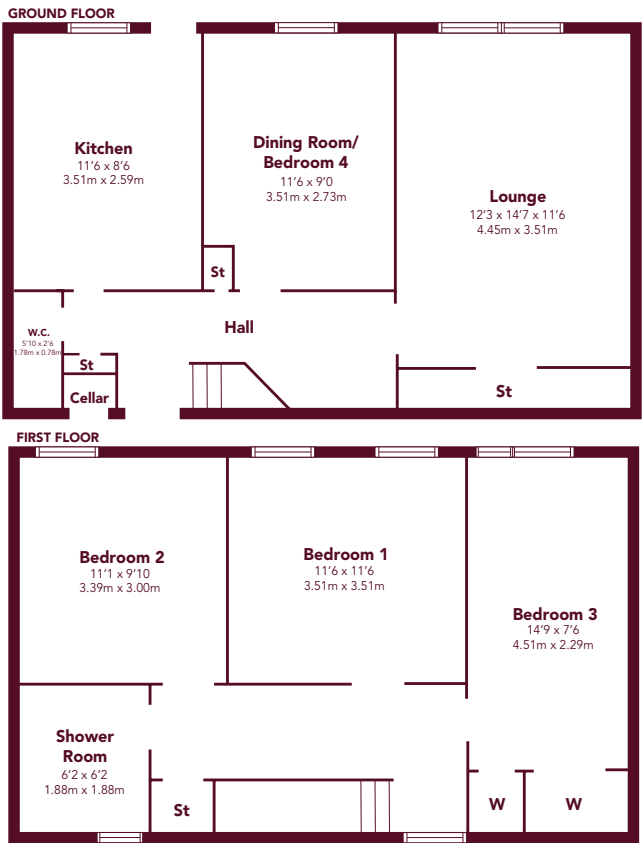
Reception hall with stairs to first floor, impressive near 15’ lounge with three quarter height windows overlooking enclosed rear garden, deep walk-in storage cupboard, separate dining room with aspects to rear (could be bedroom four), fabulous fully fitted kitchen with window and door to rear garden. Comprising extensive floor and wall mounted veneer fronted units with “marble” veneer work tops and splash back, integrated oven, hob, hood and microwave, modern downstairs toilet comprising two piece suite with full height wet wall panelling.

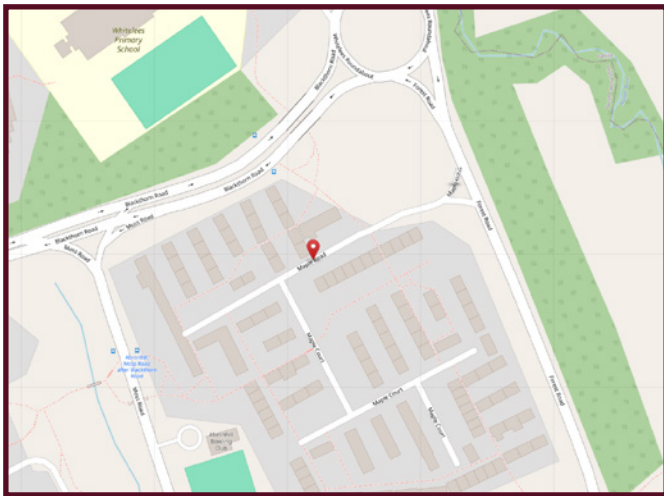
First floor: good storage cupboard on landing, natural light to landing and stairwell provided by window to front, three double bedrooms (one with built-in fitted wardrobes to one wall), modern fitted shower room comprising three piece suite to include a 1.6m cubicle, full height tiling around walls, ceiling lined in PVC with recessed downlights.

Low maintenance private garden to rear. Cellar store adjacent to the front door.

Measurements

LOUNGE	14’7 (4.45m) x 11’6 (3.51m)	FIRST FLOOR	
DINING ROOM/ BEDROOM FOUR		BEDROOM ONE	11’6 (3.51m) x 11’6 (3.51m)
	11’6 (3.51m) x 9’0 (2.73m)	BEDROOM TWO	11’1 (3.39m) x 9’10 (3.00m)
KITCHEN	11’6 (3.51m) x 8’6 (2.59m)	BEDROOM THREE	14’9 (4.51m) x 7’6 (2.29m)
TOILET	5’10 (1.78m) x 2’6 (0.78m)	SHOWER ROOM	6’2 (1.88m) x 6’2 (1.88m)





Travel Directions

Traveling east along Forest Road from the Wardpark roundabout at the junction with Castlecary Road, first exit at the next roundabout onto the continuation of Forest Road, next right onto Maple Road and number 26 is on right set back from the road.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band C.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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