



38 Wellesley Drive, Blackwood, Cumbernauld, G68 9PG

Offers Over £280,000

- Fabulous Family Property
- 4/5 Bedrooms - Master Ensuite
- GCH, DG & Large Driveway
- EER - C
- Highly Desirable Residential Location
- Open Plan Lounge/Dining/Kitchen & Conservatory
- Adequate Storage Throughout Including Loft Space
- Phenomenal South Facing Garden Plot with Outbuilding
- Converted Garage (Bed 5), Utility Room and w/c
- Close to Local Amenities & Transportation Links

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An executive detached villa, providing substantial family accommodation over two levels. Located within a highly desirable pocket, close to all local amenities and transportation links. Accommodation comprises attractive reception area, 4 bedrooms (1 with en-suite), kitchen, utility room, downstairs w/c, converted garage, large driveway and substantial, private rear gardens. Early viewing will be essential. EER – C



Council Tax Band: E



This 5 bedroom detached family home is located within the popular Blackwood area of Cumbernauld. The current owners have maintained and presented the property to an exceptional standard throughout, making numerous up-grades to the original home. Early viewing will be imperative.

The accommodation is over two levels, comprises entrance vestibule, large open plan lounge/dining/kitchen area, conservatory over looking the rear garden, useful utility room with w/c off. The current owners have converted the original garage to provide a further reception room/office/bedroom 5. On the upper level there are four bedrooms, the master boasting ensuite shower facilities with double size shower cubicle. The family bathroom completes the accommodation and comes with a three piece suite with shower over the bath. In addition, the property has gas central heating, double glazing and adequate storage throughout.

To the front of the property there is a decorative mono-blocked driveway providing ample off street parking. The south facing rear garden provides an ideal spot for relaxing and/or entertaining, occupying a generous plot which offers a high degree of privacy from neighbouring properties. The garden is fully enclosed making it ideal for family pets and young children.. There are numerous sitting areas to enjoy the sunshine at various times of the day and a large outbuilding. There is a rear gate leading to the woods at the rear and quick access to Broadwood Loch.

Schools

Wellesley Drive lies within the catchment areas for Westfield Primary School, Hollycross Primary School, Greenfaulds High School and St Maurices High School.

Room Dimensions

Entrance Porch

Lounge - 4.57m x 4.27m

Dining Kitchen - 2.96m x 2.31m

Conservatory - 2.94m x 2.45m

Downstairs w/c - 1.41m x 1.23m

Utility Room - 1.39m x 1.46m

Converted Garage Space/Bed 5 - 4.13m x 2.34m

Master Bedroom - 4.06m x 3.00m

Ensuite - 1.78m x 1.39m

Bedroom 2 - 3.53m x 2.64m

Bedroom 3 - 3.17m x 2.64m

Bedroom 4 - 2.81m x 1.00m

Bathroom - 1.92m x 1.65m

Location

The property lies in the popular Blackwood District of Cumbernauld and enjoys access to Cumbernauld's amenities. The new retail park has a good variety of retailers including M&S Food Hall and a large Aldi. There is a Tesco supermarket in nearby Craigmarloch which caters for the majority of everyday needs. High Street shopping is available in Cumbernauld Town Centre. There is access to schooling at primary and secondary levels within Cumbernauld. Transport facilities include a regular bus service to Town Centre and other areas. Recreational opportunities are varied with sporting and leisure facilities all available in and around the Town. The property is within close proximity to Broadwood Loch and Broadwood Stadium. Blackwood is also well positioned for access to the A80 connecting to Central Scotland's motorway networks allowing commuting to Scotland's main centres of business and commerce. There is also a regular bus service to Croy Train Station where a Park and Ride is also available.

Home Report Available on Request

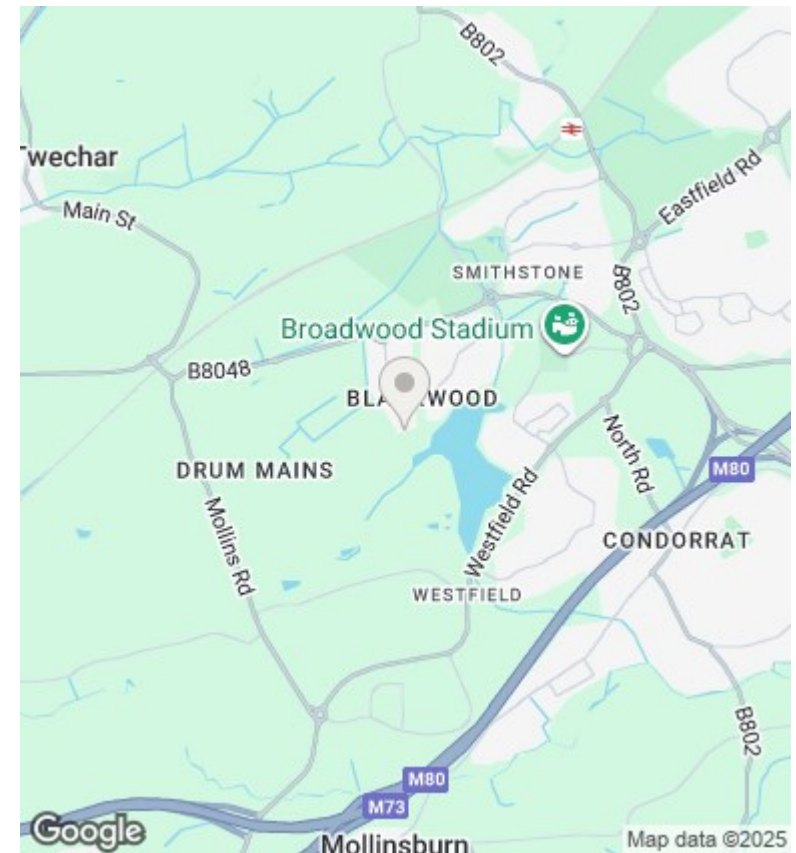
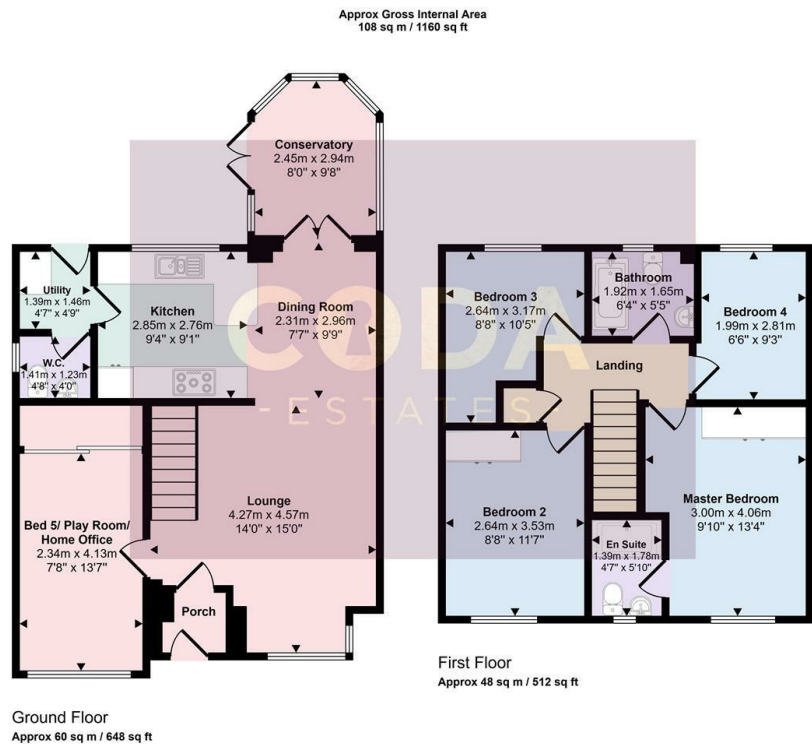
Viewings Strictly By Appointment

EER - C

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.








Directions

Viewings

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

Council Tax Band

E

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC  | |