



78 Muirfield Road, Cumbernauld, Glasgow, G68 0EX

Offers Over £330,000

- Generously proportioned four-bedroom family residence
- Converted garage providing an adaptable additional reception room
- Seamless garden access via French doors from the dining area
- Energy efficiency rating - C
- Bright, sociable living space with a flowing open-plan arrangement
- Principal bedroom benefiting from a private ensuite
- Private driveway providing convenient parking for two vehicles
- Stylish contemporary kitchen adjoining the dining and family areas
- Fully enclosed rear garden with substantial composite entertaining terrace
- Sought-after Westerwood setting with schooling and Central Belt transport links nearby

78 Muirfield Road, Glasgow G68 0EX

A beautifully renovated and exceptionally versatile family home offering stylish contemporary accommodation, four bedrooms, flexible reception space and superb indoor-outdoor entertaining. Early viewing is highly recommended to appreciate the quality, presentation and lifestyle this outstanding property has to offer.



Council Tax Band: F



The ground floor is centred around an impressive open-plan living and entertaining space, with the lounge flowing seamlessly into the dining area and, in turn, through to the contemporary kitchen. This excellent arrangement creates a bright and sociable heart to the home, perfectly suited to both everyday family life and entertaining.

The lounge provides a comfortable principal living space, while the adjoining dining area offers ample room for family meals and entertaining. The open-plan layout continues naturally into the kitchen, creating a fantastic sense of space and connectivity across the rear of the property. A particular feature of the dining space is the set of French doors opening directly onto the rear garden, creating a wonderful connection between the interior and exterior entertaining areas. From here, a large composite decked seating area provides the perfect space for outdoor dining, relaxing and entertaining during the warmer months.

The result is a genuinely impressive inside-to-outside entertaining space, with the open-plan arrangement allowing guests and family to move effortlessly between the dining area, kitchen and garden.

A separate utility room and WC add valuable practicality.

The former garage has been converted to provide additional living accommodation, offering a highly versatile second reception space which could be utilised as a family room, home office, playroom, gym or additional entertaining space, depending on the needs of the new owners.

Upstairs, the property offers four well-proportioned bedrooms. The principal suite benefitting from a private en-suite shower room, while a separate family bathroom has been finished to an exceptional standard.

The current owners have undertaken an extensive programme of renovation, resulting in an immaculately presented home with a modern, contemporary finish throughout but it's the attention to detail that really makes this property stand apart. Clever storage solutions throughout add practicality to the eye-catching style.

The Lifestyle

The open-plan arrangement is particularly suited to modern family life, allowing the lounge, dining and kitchen areas to work together as one sociable living space, while the converted garage provides valuable additional separation when required.

Whether entertaining friends, keeping an eye on children while preparing dinner, or simply enjoying family time, the layout provides an excellent balance of open-plan living and flexible private space.

Outside

The property benefits from a private driveway with parking for two cars, providing convenient off-street parking.

To the rear is a private, fully enclosed garden, offering an excellent outdoor space for families and entertaining. A substantial composite decked seating area immediately accessed from the dining room's French doors provides a fantastic extension of the home's living and entertaining space.

The seamless transition from the open-plan dining area to the decking and enclosed garden is a particular highlight, creating an outdoor setting that can be enjoyed for everything from morning coffee to summer gatherings with friends and family.

Location

Muirfield Road is situated within Westerwood, Cumbernauld, a popular residential area offering a convenient combination of established surroundings, local amenities and excellent transport connections.

The property is well positioned for access to local schooling, making it particularly attractive to families. Cumbernauld provides a wide range of everyday amenities, while the surrounding road network offers straightforward commuting connections towards Glasgow, Stirling and Edinburgh.

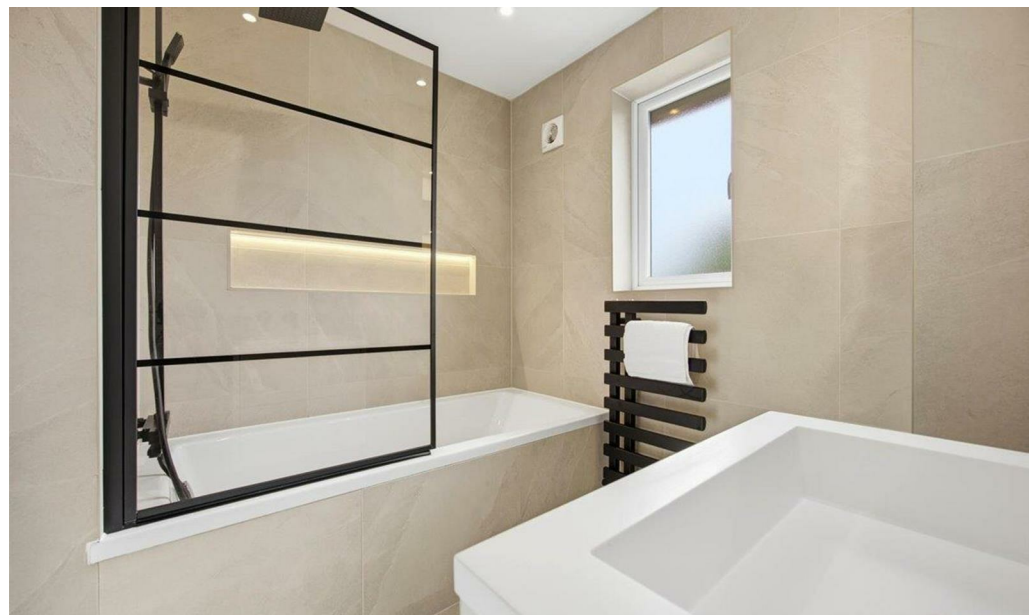
Home Report available on Request

Viewings Strictly By Appointment

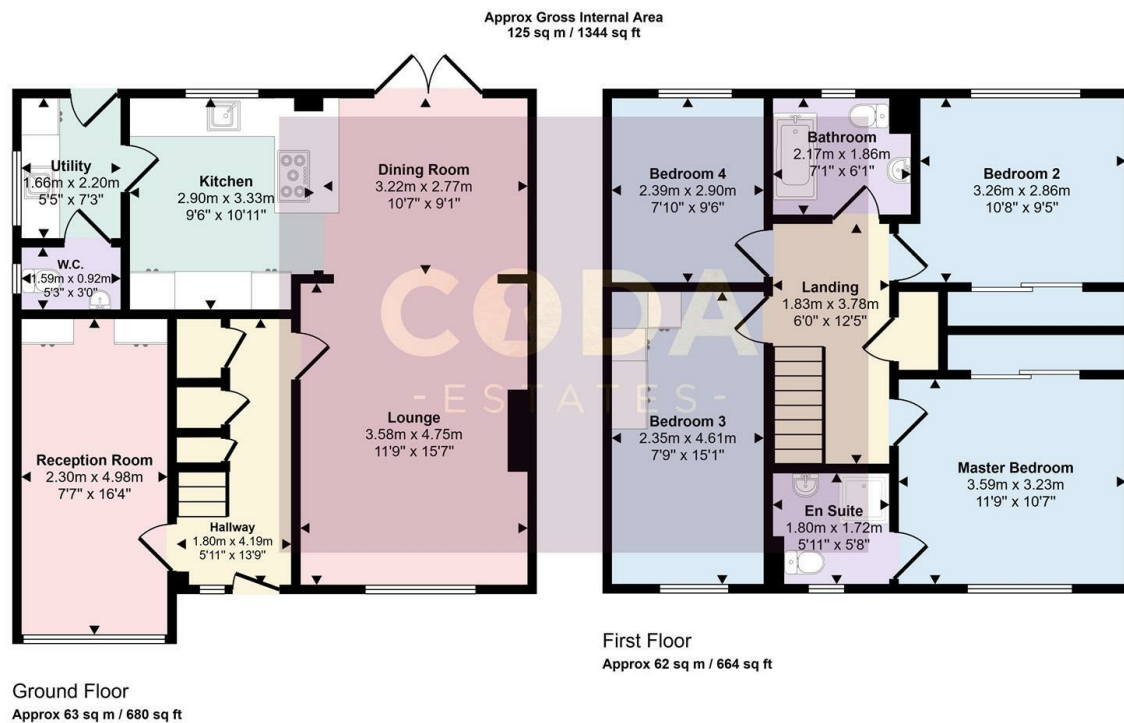
EER - C

Council Tax Band - North Lanarkshire F

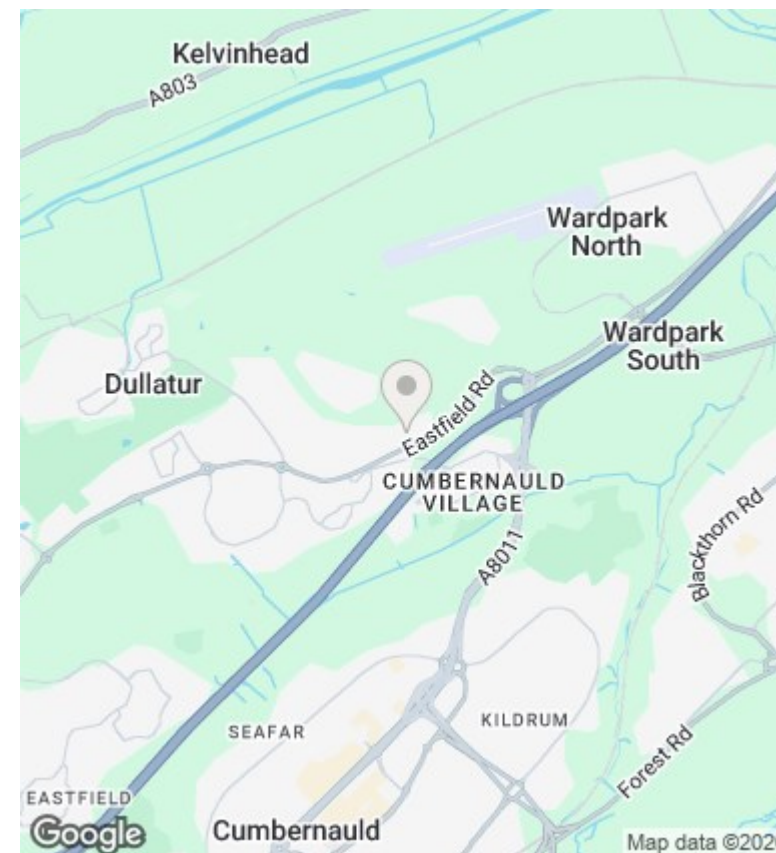
If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages







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.



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	