

# 49 Sandyknowes Road

CARBRAIN, CUMBERNAULD, GLASGOW, G67 2PQ



*Ideal two-bed starter flat, popular area, fantastic value for money, beautifully presented, walk-in condition, a perfect buy-to-let*



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We are delighted to offer to the market this beautifully presented two-bedroom apartment. Positioned nicely in a popular family area, with a great neighbourly spirit all around. It's ideal for any young person or couple seeking their first home together. The property would also make a first-class Buy-To-Let investment for any Landlord seeking a low-cost, high-return investment.

# THE LOUNGE



The accommodation consists of a bright and airy lounge with a large window, which allows lots of natural light to flood the room. It's a very relaxing space, and the design of the room affords ample space for a home office workstation if required.

# THE KITCHEN/DINER



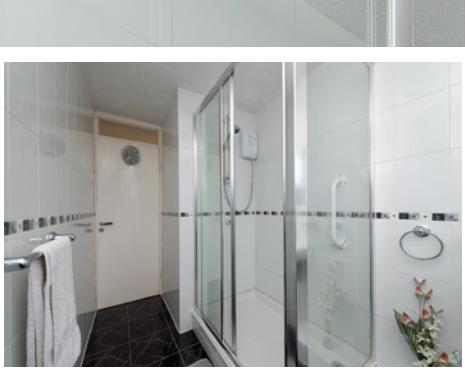
The spacious kitchen/diner has a good range of white floor and wall units. There's ample room for a dining table, along with an electric oven, grill and hob, with space for a free-standing washing machine, dishwasher and under-counter, side-by-side fridge and freezer.



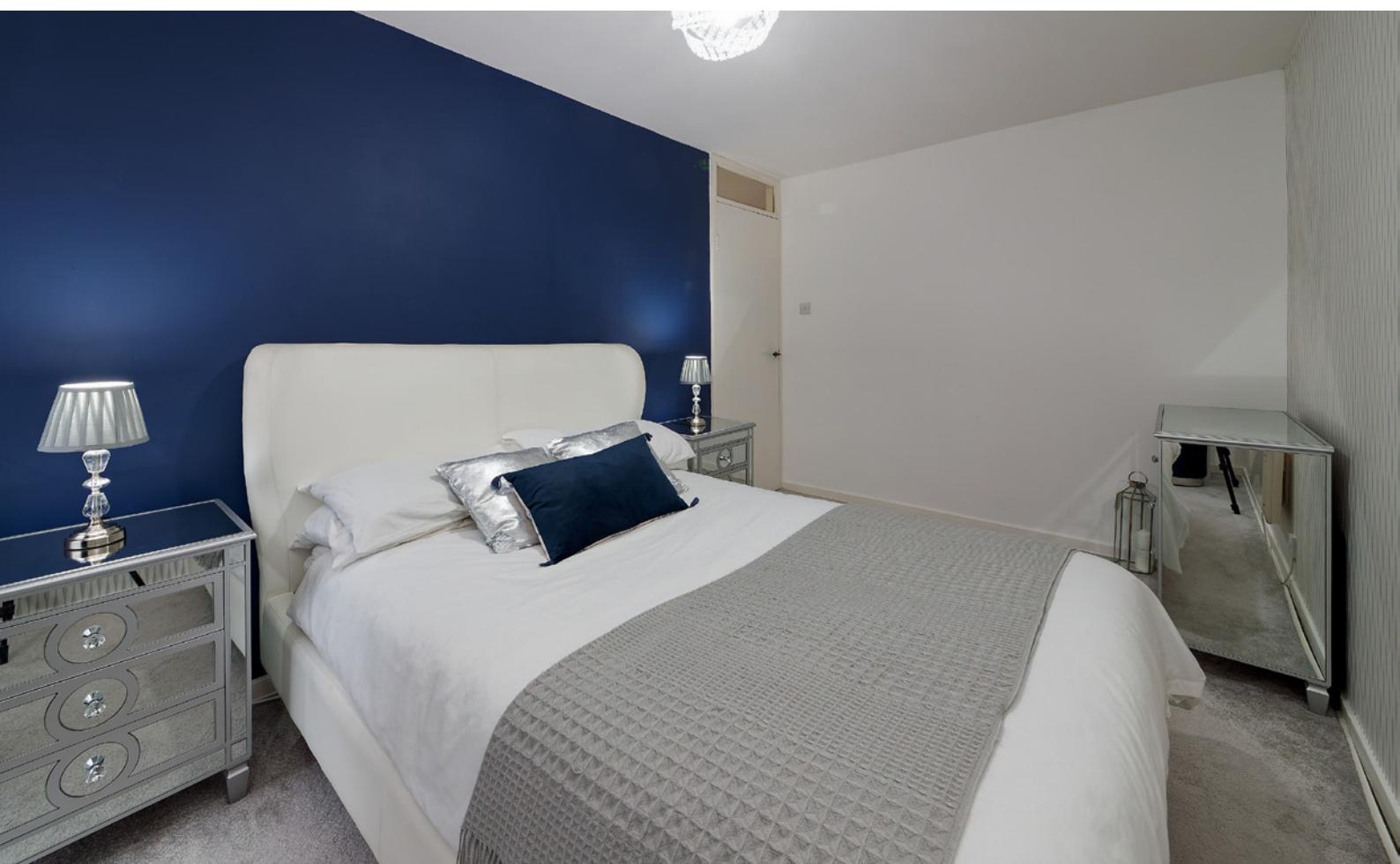


The fully tiled shower room is bright and fresh, with a white suite and an electric shower within a quadrant shower cubicle. The two bedrooms are a generous size, and there's ample space for free-standing furniture in both. The study room offers a great place to create a home office, and the sliding glass door ensures a peaceful, quiet space to work or relax as required. The home benefits from double glazing, along with electric wall-mounted storage heaters and a secure door-entry system. Furniture may be available by separate negotiation.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# THE STUDY



Resident parking to the front aspect, and communal utility space to the rear, add to the convenient nature of the apartment. This is a property that the current owner has really enjoyed.

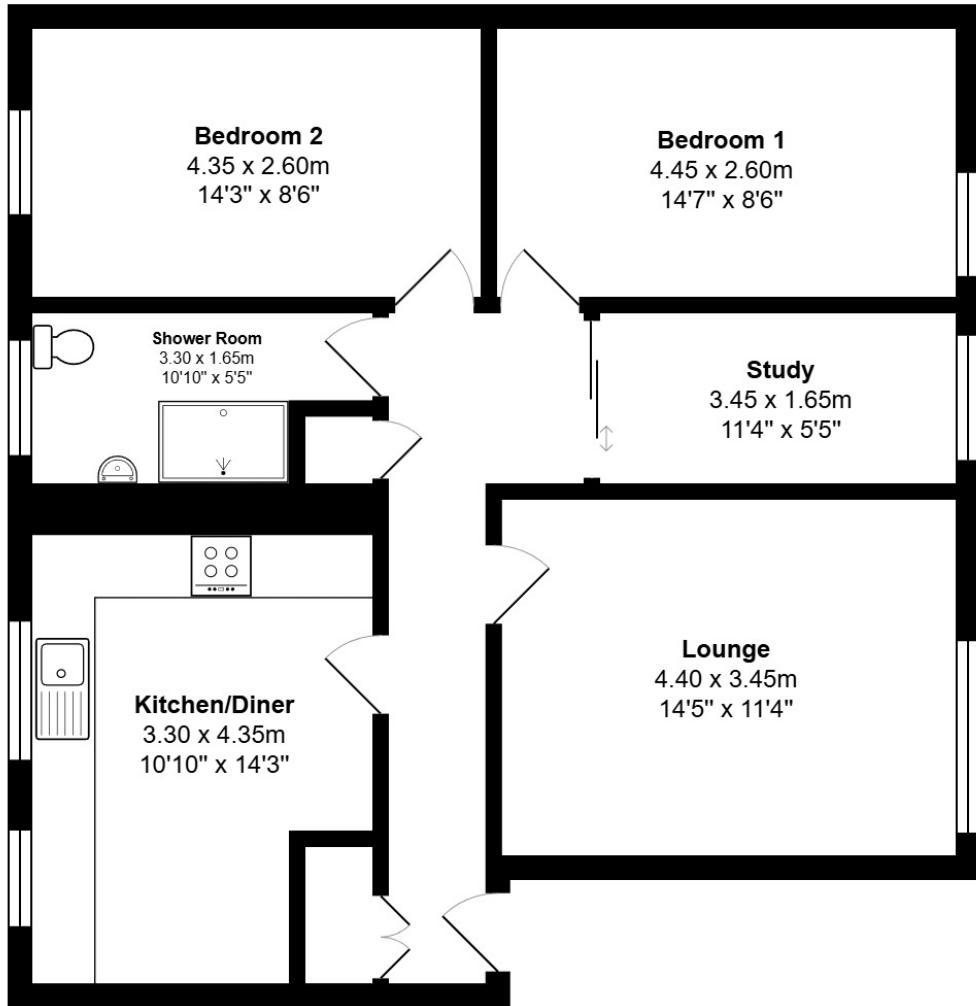
Given its excellent presentation standard, incredible value for money, and low-cost offering, it's sure to be a popular listing with singles, young couples and smart Buy-To-Let investors alike.

Early viewing is advised.

## EXTERNAL

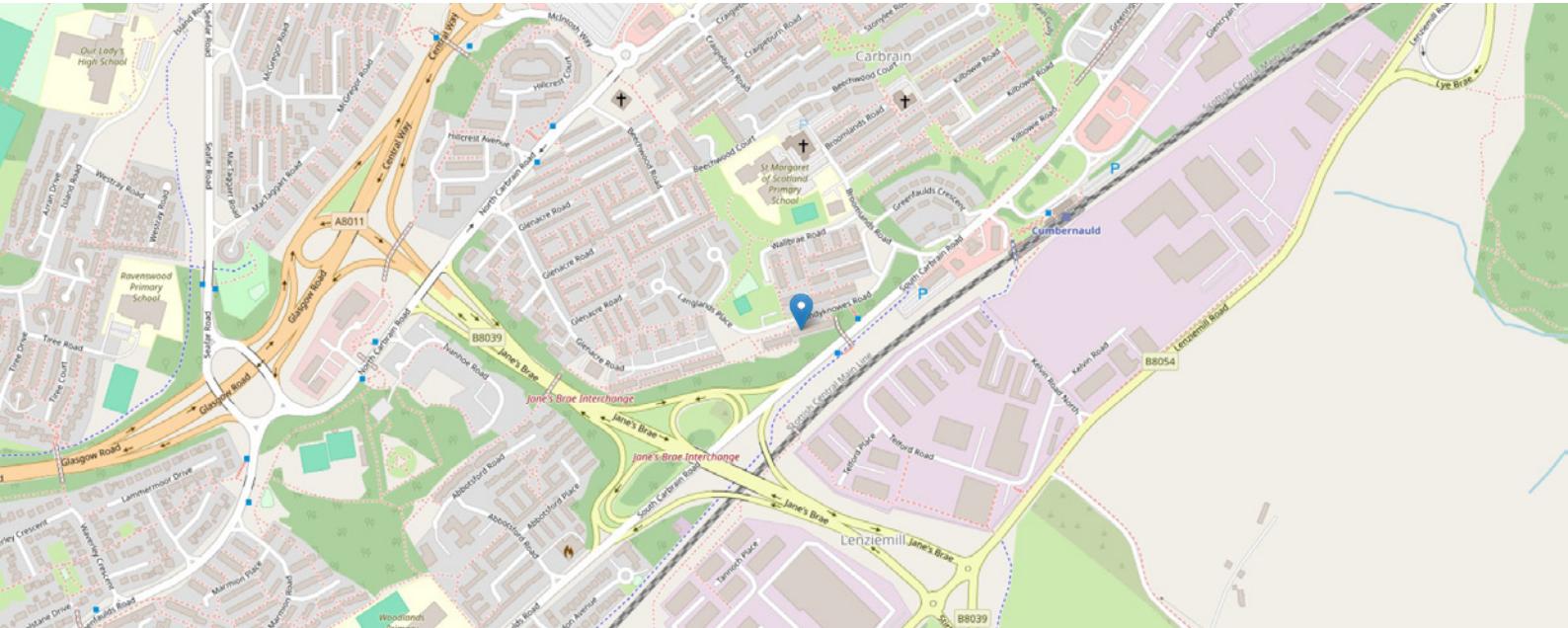


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: D



# THE LOCATION

The popular area of Cumbernauld is a great place to live and commute from. The transport links by bus and rail are frequent, and it is a mere 14 Miles to Glasgow city centre. For those travelling by road, the main motorway links are quick and easy, and the town boasts a good range of stores and amenities. There is an abundance of places to walk or cycle for those who like to keep active.



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