



## 96 Glen Douglas Drive, Cumbernauld, Glasgow, G68 0DW

Offers Over £255,000

- Ideal Family Accommodation
- 3 Bedrooms - Master Ensuite
- Well Stocked Rear Garden
- EER - C
- Highly Desirable Residential Location
- Utility Room & Downstairs w/c
- Adequate Storage including Loft Space
- 3 Reception Areas including Conservatory
- GCH, DG, Garage and Driveway
- Close to Local Amenities & Transportation Links



# 96 Glen Douglas Drive, Glasgow G68 0DW

Seldom available, this 3 bedroom detached home should be viewed at the earliest opportunity to avoid disappointment. The property will appeal to a number of discerning buyers. Consisting of 3 reception areas, kitchen, utility room and conservatory, 3 bedrooms (master ensuite), downstairs w/c, extensive driveway and integral garage. EER - C



Council Tax Band: E



This is a wonderful opportunity to acquire a substantial family property in a highly desirable residential location. Although the property requires a degree of modernisation the potential exists for any buyer to create a magnificent home.

Accommodation comprises welcoming entrance hallway, an impressive front facing lounge, a separate dining area which allows access to the conservatory beyond. The kitchen is well appointed with ample base and wall mounted units and contrasting worksurfaces. The spacious utility room is off the kitchen and offers access to the rear garden and also the integral garage. Completing the ground floor is the useful w/c located at the entrance hall to the front.

On the upper level you will find 3 bedrooms. The master bedroom boasts a contemporary wet room and fitted wardrobe storage. The second bedroom is located to the rear of the property and again has built in wardrobe storage. The remaining bedroom is a single room over looking the rear garden. The house bathroom completes the home.

Externally the property sits within an impressive plot with well tended gardens, stocked with an array of shrubs, trees, bushes and flowers. The substantial driveway to the front allows ample off street parking leading to the integral garage. The rear garden provides a good degree of privacy, capturing the natural sunlight at various times of the day. The garden provides the perfect outside space for relaxing and/or entertaining.

#### School Catchment

Glen Douglas Drive is located within the catchment area for Cumbernauld Primary School, St Andrews Primary School, Cumbernauld Academy and our Ladys High School.

#### Room Dimensions

##### Hallway

Lounge - 4.61m x 3.74m

Dining Area - 2.98m x 2.29m

Kitchen - 2.85m x 2.42m

Utility Room - 2.38m x 2.10m

w/c

Conservatory - 2.37m x 2.17m

Master Bedroom - 3.65m x 2.76m

Ensuite - 1.80m x 1.68m

Bedroom 2 - 3.19m x 2.52m

Bedroom 3 - 2.24m x 2.21m

Bathroom - 2.05m x 1.71m

#### Location

The property lies in the popular Craigmarloch area of Cumbernauld and is well positioned to enjoy Cumbernauld's amenities. Cumbernauld Town Centre offers High Street shopping and there is schooling at primary and secondary levels within Cumbernauld. The shopping centre at Craigmarloch provides a supermarket, chemists and barber's shop within walking distance. There is also a doctor's surgery. Transport facilities include regular bus services connecting Balloch with Town Centre and other surrounding areas.

Recreational facilities are varied with sporting and leisure facilities all available in and around the town. The property is also well positioned allowing easy access to the A80 connecting Cumbernauld to Central Scotland's motorway network allowing commuting to other centres of business and commerce throughout West and Central Scotland. Croy station provides regular trains to both Glasgow and Edinburgh.

Home Report Available on Request

EER - C

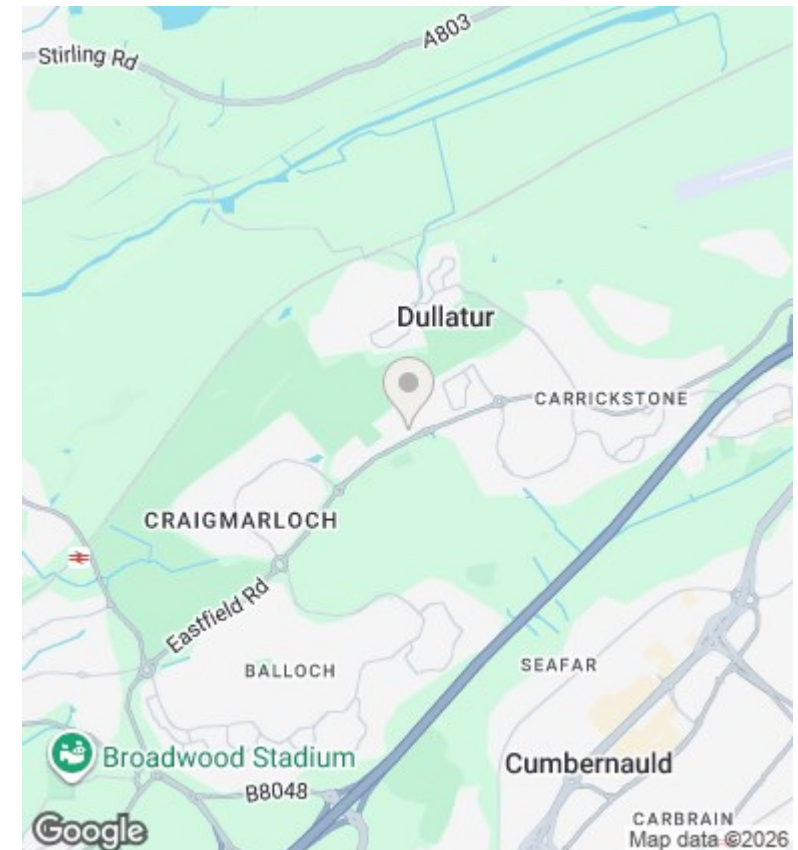
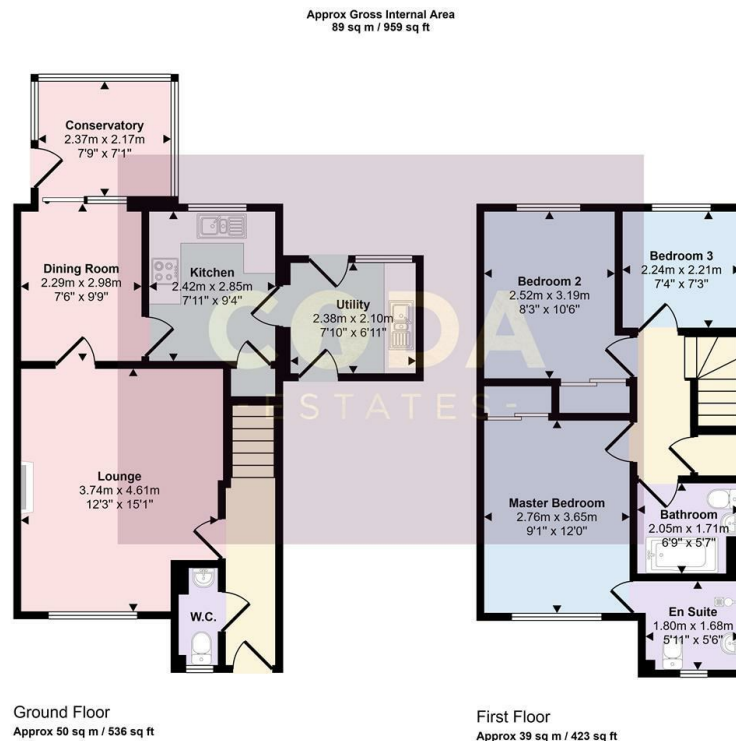
Viewings Strictly By Appointment

CODA Estates provide 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	