



Offers over £55,000  
Cumbernauld, G67



 **2**  
Bedrooms

 **1**  
Bathroom

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**This 1st floor flat in the Abronhill area of Cumbernauld offers two double bedrooms, a bright neutral lounge, a well-sized kitchen, and a modern bathroom. Conveniently located for amenities and transport links, including the M80 motorway, this property provides easy access to the town centre.**

Located in the Abronhill area of Cumbernauld, this 1st floor flat presents a practical living space with two double bedrooms, one bathroom, and a reception room. The property is well-situated for local amenities and offers easy access to the town centre and transport links, including the nearby M80 motorway.

Upon entering the flat, the welcoming entrance hallway leads to a bright and neutral lounge, providing a comfortable space for relaxation. The two double bedrooms offer ample space for furnishings and storage. The kitchen is well-sized and equipped with modern appliances, including a gas hob, oven, and space for a washing machine. The bathroom is stylishly designed with contemporary fittings, including a bath with an overhead shower.

Externally there is a parking area to the rear of the building for residents and guests

The flat benefits from its location in the Abronhill area, known for its community amenities and proximity to Cumbernauld's town centre. Residents can enjoy easy access to shopping, dining, and recreational facilities. The transport links are excellent, with the M80 motorway nearby, providing convenient routes to Glasgow and beyond.

This flat is an excellent choice for those seeking a well-located home with practical living spaces and modern conveniences, and would make a great first time buy, buy to let investment, or suit those wishing to downsize.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Cumbernauld, G67

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	78	86
England, Scotland & Wales		EU Directive 2002/91/EC

