



## 27 Valleyfield Drive, Cumbernauld, Glasgow, G68 9NW

Offers Over £200,000

- Fabulous Semi-Detached Property
- Attractive Dinning Kitchen
- Monoblocked Driveway, Enclosed Rear Garden with Shed
- EER - C
- Presented & Maintained to a High Standard Throughout
- 3 Bedrooms
- Raised Composite Decking with Views Towards the Loch
- Lounge with Media Wall
- Contemporary Bathroom & Downstairs w/c
- Desirable Residential Location - Close to Local Amenities

# 27 Valleyfield Drive, Glasgow G68 9NW

Wonderful residential location, this 3 bedroom immaculate semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to a high standard throughout, early viewing will be essential. Boasting numerous quality up-grades- media wall and composite decking with glazed surround, downstairs w/c, new bathroom, GCH & DG. EER - C



Council Tax Band: D



This three bedroom semi detached family home sits in the popular Blackwood area of Cumbernauld. The current owners have maintained and presented the property to an high standard throughout, making numerous up-grades to the original property. Early viewing will be imperative.

The accommodation is over two levels, comprises entrance vestibule hallway with downstairs WC, stylish front facing lounge, attractive kitchen with dining area & door leading to the stylish raised composite decked area with glazed balustrade.

On the upper floor there are three family bedrooms, bedrooms one and three with views to front and bedroom two with attractive aspects over rear garden and loch beyond. The newly up-graded family bathroom completes the accommodation and comes with a three piece suite, shower over the bath and vanity storage. In addition, the property has gas central heating and double glazing.

To the side of the property there is a decorative mono-blocked driveway providing ample off street parking and a large shed for storage. The rear garden provides an ideal spot for relaxing and/or entertaining and is fully enclosed, perfect for young children/family pets.

#### Schools

Valleyfield 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 - 4.38m x 4.35m

Dining Kitchen - 4.37m x 2.46m

Downstairs w/c

Master Bedroom - 3.94m x 2.48m

Bedroom 2 - 3.17m x 2.32m

Bedroom 3 - 2.15m x 1.78m

Bathroom - 1.81m x 1.63m

#### 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

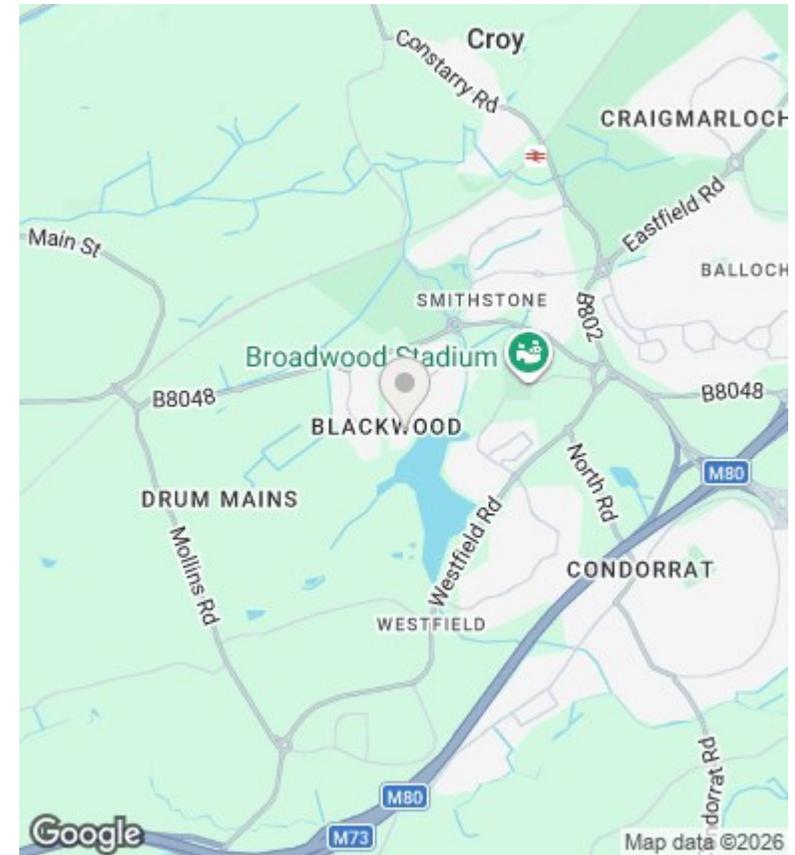
CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







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

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	