

# Fantastic four bedroom detached property

Early viewing recommended



## 21 Ashlar Avenue

Cumbernauld, Glasgow, G68 0GL



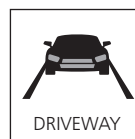
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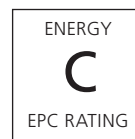
4 BED



3 BATH



DRIVEWAY



ENERGY

C  
EPC RATING





# Cumbernauld

Cumbernauld is the eighth most populous settlement in Scotland and the largest in North Lanarkshire. The name comes from the Scots Gaelic comar nan allt, meaning "meeting of the streams". The Town Centre offers a variety of high street shopping and supermarkets. Croy Train Station only 2.5 miles away provides regular services to Glasgow,

Stirling and Edinburgh. Drivers/Commuters also benefit from good road links to M73, M80, M8 and M9 motorway networks making commuting to other centres throughout West and Central Scotland relatively easy. A selection of country parks, golf courses and schools are also, only a short walk away.



Palacerigg Park, Broadwood Loch



## 21 Ashlar Avenue





# Kitchen/Conservatory

We are delighted to offer for sale this four bedroom, detached villa presented to the market in good order throughout. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout.

On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.

In more detail the accommodation comprises: a welcoming hallway, which gives access to down stairs toilet with WC and sink, the garage and also the kitchen. The immediately impressive formal and bright lounge with wood flooring throughout allows for various furniture configurations, and wall mounted TV connectors, the lounge then leads on to the impressive dining room once again wood flooring flows all the way through, the dining room is bright airy and can easily accommodate the larger family and friends, from here access is gained to the conservatory through French doors making this the ideal place to unwind. Access from the conservatory to the garden is also through French doors. The kitchen has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from

an integrated oven, gas cooker, extractor hood, integrated fridge, freezer and dish washer and space for washing machine making this the ideal kitchen for an aspiring chef. The kitchen comes complete with a deep storage cupboard offering hanging space and ample storage.

The garage has been adapted and is currently a storage room; the versatility of this space is fantastic, a child's play room, an office or even a further bedroom. The first floor comprises of four, well-proportioned bright and airy bedrooms. The generous sized bright and airy master bedroom with walk-in cupboard, allows for fantastic furniture configurations, the partially tiled en-suite comes complete with walk in shower from mains, WC, sink and under floor heating. Bedrooms two and three come complete with built in storage and allow for numerous furniture configurations. Bedroom four is also bright and airy with fantastic storage and the added benefit of Jack and Jill entry to the family bathroom. The partially tiled family bathroom completes the property and comes complete with mains shower over bath, sink and WC. Access to the attic can also be found on the landing.

The secure back garden has a patio area and a raised decking area. The front garden is laid to lawn, the property also benefits from fantastic storage throughout, double-glazing, gas central heating and two car driveway.





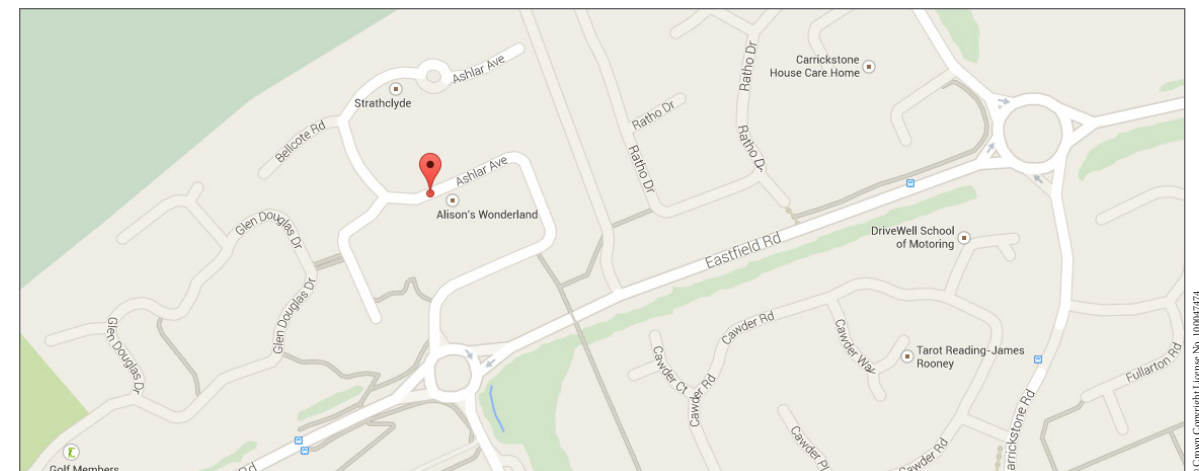


## Bedrooms and Bathrooms



Approximate Dimensions  
(Taken from the widest point)

|              |                               |
|--------------|-------------------------------|
| Living Room  | 5.30m (17'5") x 3.40m (11'2") |
| Kitchen      | 4.70m (15'5") x 3.40m (11'2") |
| Dining Room  | 3.80m (12'6") x 3.40m (11'2") |
| Conservatory | 4.80m (15'7") x 3.00m (9'8")  |
| WC           | 1.60m (5'3") x 1.00m (3'3")   |
| Bedroom 1    | 4.20m (13'9") x 3.40m (11'2") |
| En-suite     | 1.90m (6'3") x 1.90m (6'3")   |
| Bedroom 2    | 4.30m (14'1") x 2.90m (9'6")  |
| Bedroom 3    | 3.72m (12'3") x 3.20m (10'6") |
| Bedroom 4    | 3.40m (11'2") x 2.70m (8'10") |
| Bathroom     | 2.70m (8'10") x 2.30m (7'7")  |







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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

**Disclaimer** - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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