




McEwan Fraser Legal
Solicitors & Estate Agents
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234 Oak Road
ARBONHILL, CUMBERNAULD, G67 3LG

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McEwan Fraser Legal are delighted to present to the market this fantastic mid-terrace family home, which is set within the very popular Abonhill residential pocket of Cumbernauld. The property offers spacious family accommodation throughout and would make an ideal first time purchase, a family home or investment property for a landlord looking to increase their portfolio.

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 entrance hall, it is immediately apparent that this property is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs, therefore it is expected to have mass appeal.

The accommodation on offer comprises of a welcoming reception hallway which gives access to the kitchen, lounge, dining area, and stairs to the upper level. There is also a handy storage cupboard and space under the stairs.

The spacious lounge has a large double glazed picture window which floods the room with ample natural light and offers aspect over rear garden grounds. This spacious room allows for a number of furniture arrangements.

At the heart of this family home is the real versatility of space provided by way of the modern kitchen. This includes a good range of floor and wall mounted

units with matching worktops, which provides a fashionable and efficient work-space. It further benefits from gas oven and hob with extractor hood making this the ideal kitchen for the aspiring chef.

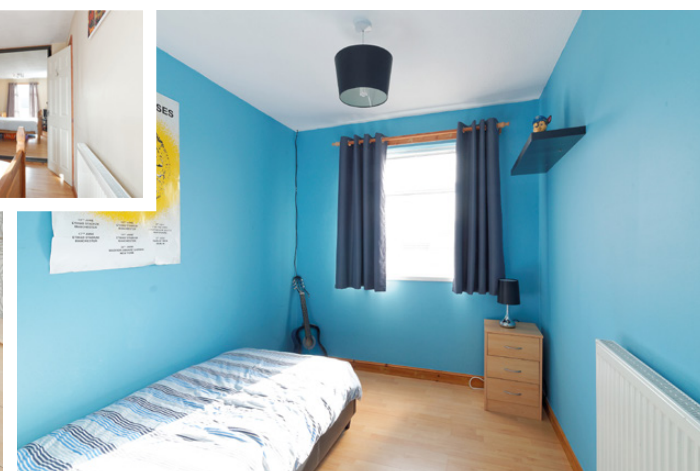
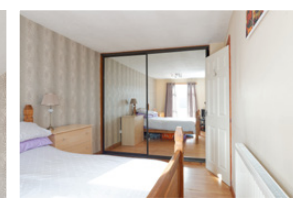
The dining situated just off the kitchen has sufficient room for a medium sized table and chairs and further benefits from sliding double glazed patio doors which gives ample light and access to rear garden.

The upper level of this property boasts three spacious bedrooms, all having aspects over the rear garden with the master benefiting from mirrored wardrobes.

The family bathroom consists of a fresh white three-piece suite with shower over bath and is complemented with matching floor and wall tiles and completes the accommodation internally.

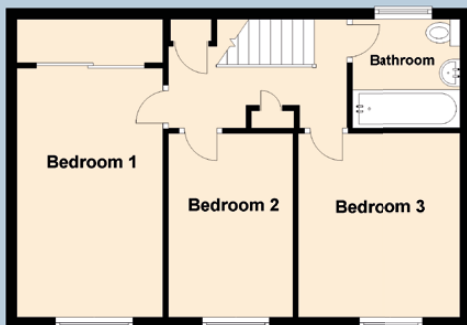
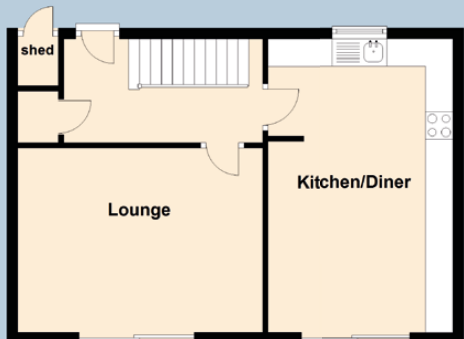
Additional benefits of this property include gas central heating, double glazing, child secure rear garden and is well located for access to Cumbernauld town centre, with the large retailers on your doorstep, schooling at both primary and secondary level and close to both motorway and road links connecting to the Central Belt.

The size, condition and location of this property assure real value for money, therefore will have mass appeal and we would urge any interested parties to arrange an early viewing to avoid disappointment.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.40m (11'2")
Kitchen/Diner	5.40m (17'9") x 3.40m (11'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	4.60m (15'1") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 2.20m (7'3")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")

Gross internal floor area (m²): 86m² | EPC Rating: C

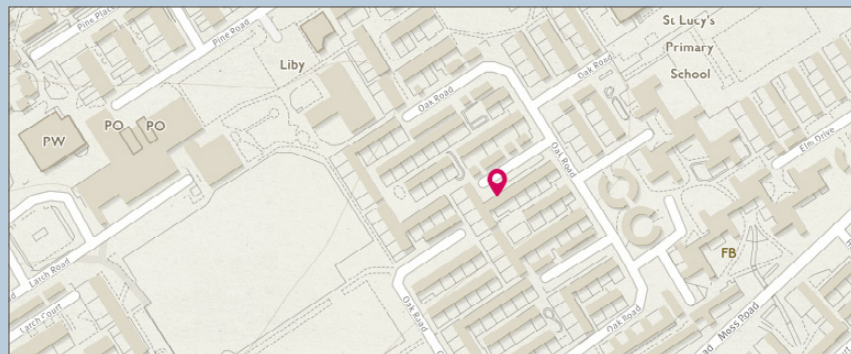


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