




Solicitors & Estate Agents
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21 Abbotsford Road
GREENFAULDS, CUMBERNAULD, NORTH LANARKSHIRE, G67 4BP



THE LOCAL AREA

The property lies in the sought after area of Greenfaulds in Cumbernauld and gives access to local amenities including Cumbernauld town centre, with a wide variety of high street shopping, supermarkets and restaurants. Within walking distance, is Greenfaulds Train Station which provides regular services to Glasgow, Falkirk and many more areas. The A80 is ideally placed within the central belt and has good links to M73, M80, M8 and M9 motorway networks allowing commuting to other centres of business and commerce throughout east, west and central Scotland. In addition to travelling by car, the property is extremely well placed for buses to Glasgow, Stirling and Falkirk.



Broadwood Loch, Cumbernauld Theatre, Palacerigg Park

21 ABBOTSFORD ROAD GREENFAULDS

We are delighted to offer for sale this very well presented two bedroom, second floor flat, located in a popular pocket of Greenfaulds in Cumbernauld. The property offers fantastic and flexible accommodation and would be an ideal first time purchase or buy-to-let investment. The property has been competitively priced to realise an early sale.

The flat has been well designed to maximise the natural available light, creating a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality and further benefits from a garage en-bloc.

In more detail, the accommodation consists of a welcoming and spacious entrance hall, with a useful storage cupboard, which could be easily used as a small study zone. The hallway is open-plan to the fully fitted modern kitchen, which offers a selection of base and wall units, with an integrated oven, hob and extractor hood. There is additional space for a compact

fridge, freezer and washing machine. A further feature is the space available for a breakfast table and chairs, which would be ideal for grabbing a morning coffee or for relaxing with the Sunday papers, a perfect chill out zone. Access can be gained from here to the sun room/utility area and offers woodland views to the rear aspect. There is an impressive bright and airy lounge, with a picture window to the front aspect, which fills the room with natural light and offers tremendous views of the surrounding area. This room offers a range of furniture configurations.

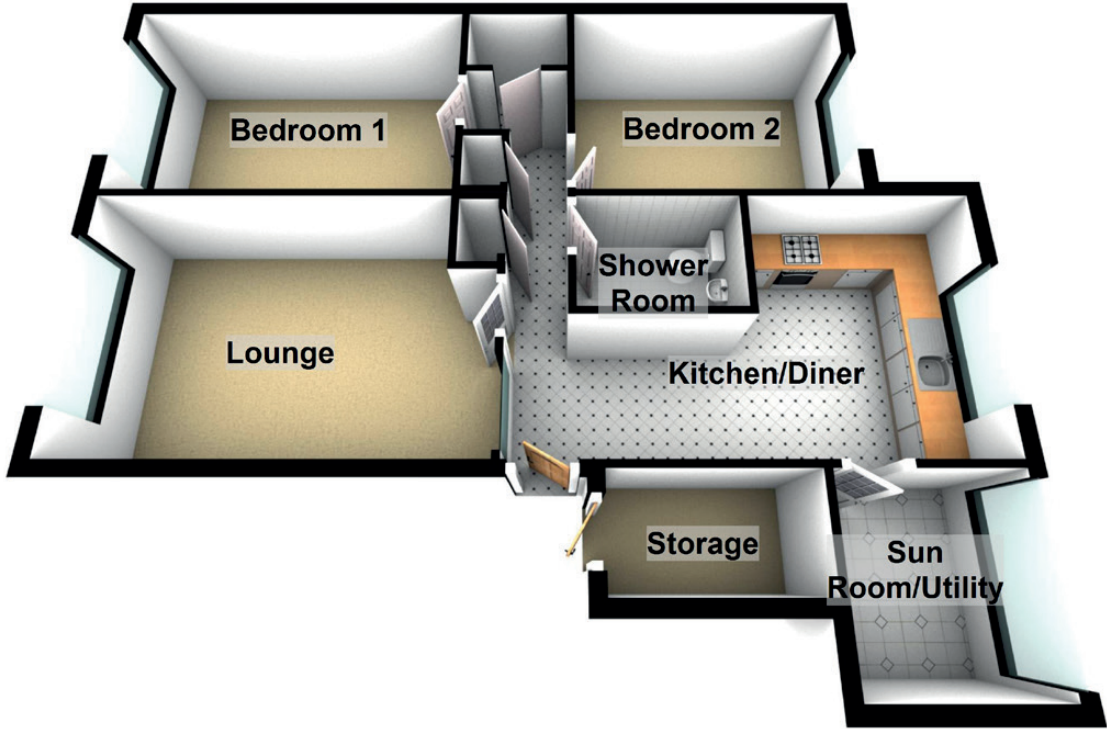
There are two, well-appointed, double bedrooms, both of which are flooded with natural light and have ample room for free-standing furniture, if required. The room to the rear benefits from a storage cupboard. A contemporary shower room completes the impressive accommodation. There is also a large storage cupboard situated off the communal landing.

Further features include electric heating and double-glazing for additional comfort.





FLOOR PLAN DIMENSIONS MAP

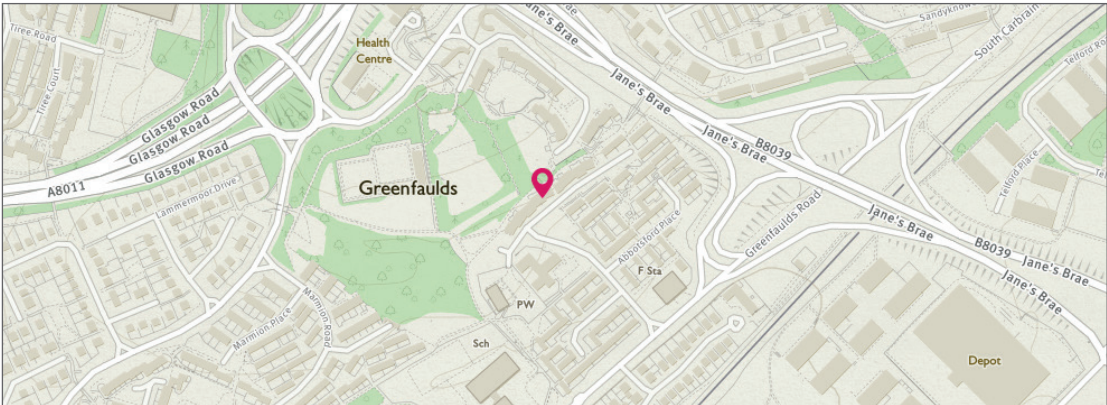


Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.70m (18'7") x 3.30m (10'10")
Lounge	5.00m (16'5") x 3.30m (10'10")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.00m (6'7")
Sun Room/Utility	2.30m (7'7") x 2.10m (6'11")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²) - 64m²

EPC Rating - D





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Part
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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. 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 brochure 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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