





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

7 Trafalgar Court

Dullatur, Glasgow, G68 0AE

7 Trafalgar Court

Dullatur, Glasgow, G68 0AE

Dullatur is located near the town of Cumbernauld which enjoys shopping and recreational facilities including various bars, restaurants, libraries, twenty four hour supermarkets, country clubs and golf clubs.

There is a wide range of primary and secondary schools, Cumbernauld College, local health and leisure facilities nearby. Bus and rail services provide access to neighbouring towns with motorway links providing access in and around the central belt.

Part Exchange available. We are delighted to offer for sale this five bedroom, detached villa presented to the market in excellent 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 owner's 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.

The property is finished to a excellent standard throughout and although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.



View from the property











Hallway | Lounge | Dining Room



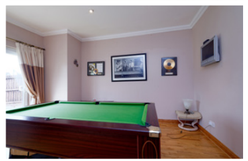












Sunroom | Games Room | Utility Room | Kitchen







Entry to this split level property is through double doors leading to the ground floor accommodation which comprises of a welcoming hallway with Amtico flooring, bright airy dining room with Amtico flooring, ideal for formal dining, WC and an immediately impressive formal and bright lounge with feature gas fire place with marble surround. This room has a great range of furniture configurations and is flooded with natural light and French doors give access to the back garden.

On the lower level the kitchen has been beautifully fitted to include a good range of wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from a five-ring range induction hob, cooker hood, electric oven, integrated microwave, coffee machine, dishwasher and fridge freezer. There is also ample space for a dining table making this the ideal kitchen for an aspiring chef. Off the kitchen, there is the added bonus of a utility room with floor to celling units, space for a washing machine, tumble drier and a door gives access to the back garden. A second public room overlooking the beautiful landscaped back garden is also just off the kitchen, which at the moment is being used as a tv room. This room can be adapted to meet so many needs, a kids play room and nursery - the options are limitless.

The games room complete with pool table helps set this property apart from the rest, the perfect place to unwind with family and friends and access is also gained to the back garden via French doors.

The first floor comprises of three well-proportioned bedrooms, one of which has an en-suite shower room comprising of walk-in shower from mains, WC, sink and the bedroom has a built-in wardrobe.
The second bedroom on this floor has a built-in wardrobe. All of these bedrooms benefit from the use of the large and spacious family bathroom with jacuzzi bath, walk in shower, WC and sink.

The top floor of the property has the large master bedroom with en-suite which comprises a standalone bath, walk-in shower from mains, WC and wash hand basin. This bedroom has built-in wardrobes and ample space for freestanding furniture if required. The second bedroom on this floor has an en-suite shower room. This bedroom also has built-in wardrobes and has beautiful Amtico flooring.

There is a well-tended rear garden, which is low maintenance and includes a grassed area, large decking area and is enclosed by fencing making this a safe environment for children to play in.

To the front of the property, there is a two car driveway providing off-road parking and an integral double garage with exceptional storage facilities and power. The high specifications of this family home also include double glazing, gas central heating and fitted carpets. The property is also fully alarmed.









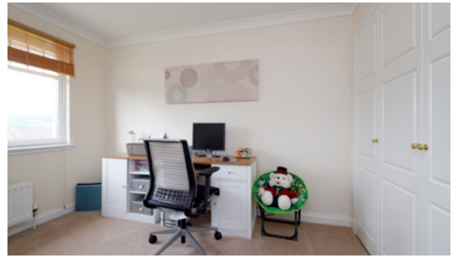






Bedrooms | Bathrooms











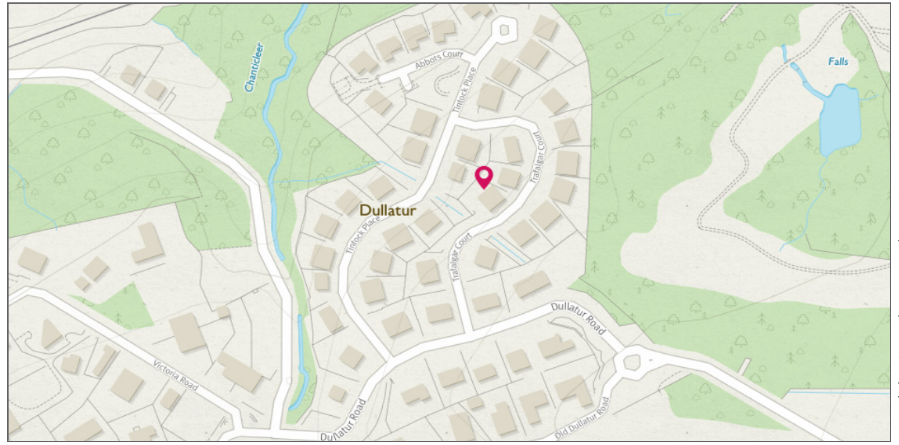
Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	7.05m (23'2") x 4.50m (14'9")
Kitchen	6.21m (20'4") x 4.10m (13'5")
Utility	3.90m (12'10") x 2.40m (7'10")
Dining Room	4.10m (13'5") x 3.50m (11'6")
Family Room	4.16m (13'8") x 3.61m (11'10")
Games Room	4.90m (16'1") x 3.96m (13')
Bedroom 1	4.70m (15'5") x 4.50m (14'9")
Bedroom 2	4.40m (14'5") x 3.52m (11'7")
Bedroom 3	4.10m (13'5") x 3.20m (10'6")
Bedroom 4	4.10m (13'5") x 2.90m (9'6")
Bedroom 5	5.00m (16'5") x 4.10m (13'5")
Bathroom	4.07m (13'4") x 2.70m (8'10")
En-suite 1	4.55m (14'11") x 2.10m (6'11")
En-suite 2	2.7m (8'10") x 2.0m (6'7")
En-suite 3	3.24m (10'8") x 1.54m (5'1")
WC	2.51m (8'3") x 2.09m (6'10")

Gross internal floor area (m^2) - 256m^2

EPC Rating - C









McEwan Fraser Legal

Solicitors & Estate Agents

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
GRAEME NIMMO
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 0141 404 5474 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk