




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

102 Beechwood Road

NORTH CARBRAIN, CUMBERNAULD, G67 2NP

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The property lies in the sought after area of Carbrain in Cumbernauld and gives access to local amenities including Cumbernauld town centre, with a wide variety of high street shopping, supermarkets and restaurants such as the Antonine Shopping centre which is within walking distance and Tesco which is even closer. Cumbernauld train Station which is within 1 mile and 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.

McEwan Fraser Legal are delighted to offer to the market this lovely three bedroom End Terraced villa which has been carefully maintained by the present owners and is a super family home that enjoys a central location.

Internally the flexible accommodation which extends over two levels consists of welcoming reception hall with storage off, generous dinning room with double doors in to the large lounge, fitted kitchen complete with a range of base and wall mounted units with matching worktops. On the upper level there are 3 spacious bedrooms and family bathroom which make up this lovely home. Externally, the property boasts easily maintained and child secure garden grounds that are fully enclosed by a timber fence and therefore also offers a degree of privacy.

There is good storage throughout and is further enhanced by gas central heating and double glazing.

Well located for access to Cumbernauld Town Centre, with the large retailers on your doorstep. Schooling at primary and secondary level and close to both motorway and road links connecting to the Central Belt.



PROPERTY SPECIFICATIONS



Approximate Dimensions

(Taken from the widest point)

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Master Bedroom	2.90m (9'6") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²)

88 m²

EPC Rating

D

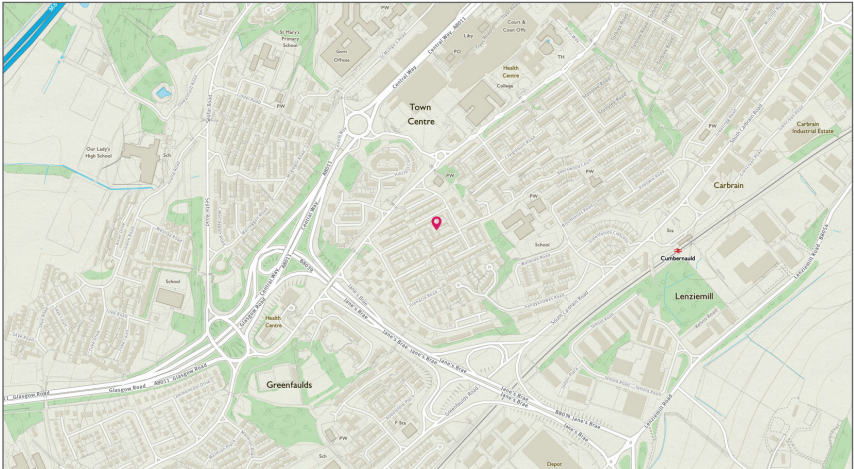


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
ALAN DONALDSON
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer