

# 7 Castle Court

CASTLECARY, NORTH LANARKSHIRE, G68 0JL



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to present to the market this extended bungalow with a complete garage conversion. There is a very generous driveway to the front and side partially guarded by mature shrubs and a single garage building which has been converted to incorporate the central heating and electrics from the main home. An ideal gym/music room or even teenage refuge from a busy family. This fully documented and approved conversion adds a great deal of flexibility to what is already a substantial home.

The extension/sun room which now forms the lounge is welcoming and quality finished with a modern sliding patio door to the rear garden. The stunning dining kitchen offers the ideal heart of any home. Benefitting from a modern grey work surface over white base and wall-mounted units, electric induction hob, built-in oven and hood it is the perfect space for any aspiring chef to prepare a tasty meal for guests at the adjoining table. This room further benefits from a free-standing fridge-freezer and large stainless-steel sink. The utility room boasts storage, a washing machine, and a modern and efficient Worcester combi boiler.

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# The Kitchen





The bright and airy 'L' shaped hallway benefits from obviously quality walnut finish flooring and boasts 2 generous storage cupboards. The master bedroom is formerly the lounge and is therefore impressive in size. This very generous double features grey laminate flooring and has ample space for the free-standing wardrobes and provides access to the attic space which has been



both lined and floored. Bedrooms 2 and 3 are both generous doubles benefitting from built-in mirror wardrobes.



The spacious family shower room has a modern finish with a white suite and dual action walk-in shower, modern ceiling panel and chrome heated towel rail. There is also a handy WC located in the hallway.



**Bedroom 1**





**Bedroom 2**

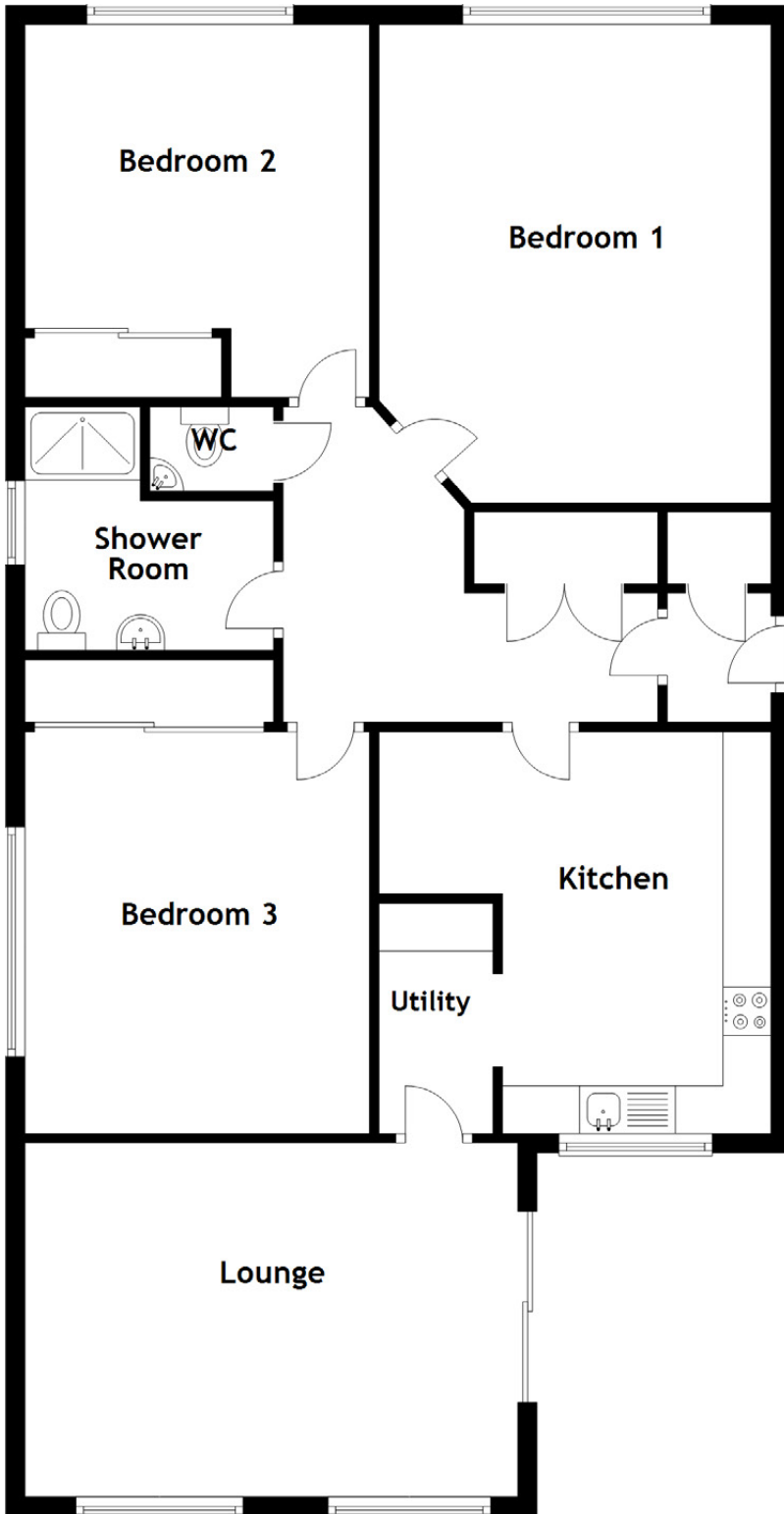




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	5.15m (16'11") x 3.70m (12'2")
Kitchen	4.20m (13'9") x 2.81m (9'2")
Bedroom 1	5.00m (16'5") x 4.10m (13'5")
Bedroom 2	3.90m (12'10") x 3.60m (11'10")
Bedroom 3	4.20m (13'9") x 3.60m (11'10")
Shower Room	2.60m (8'6") x 2.55m (8'4")
Utility	2.41m (7'11") x 1.19m (3'11")

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £3250





The garden office is a private and secluded area with open space as well as mature trees and shrubs as well as a well-maintained wooden storage shed for all your needs.

Seldom do we see such a spacious and well-finished bungalow come to market in such walk-in condition and with this degree of flexibility of living space. Early viewing is strongly recommended for this bungalow in Castlecary.



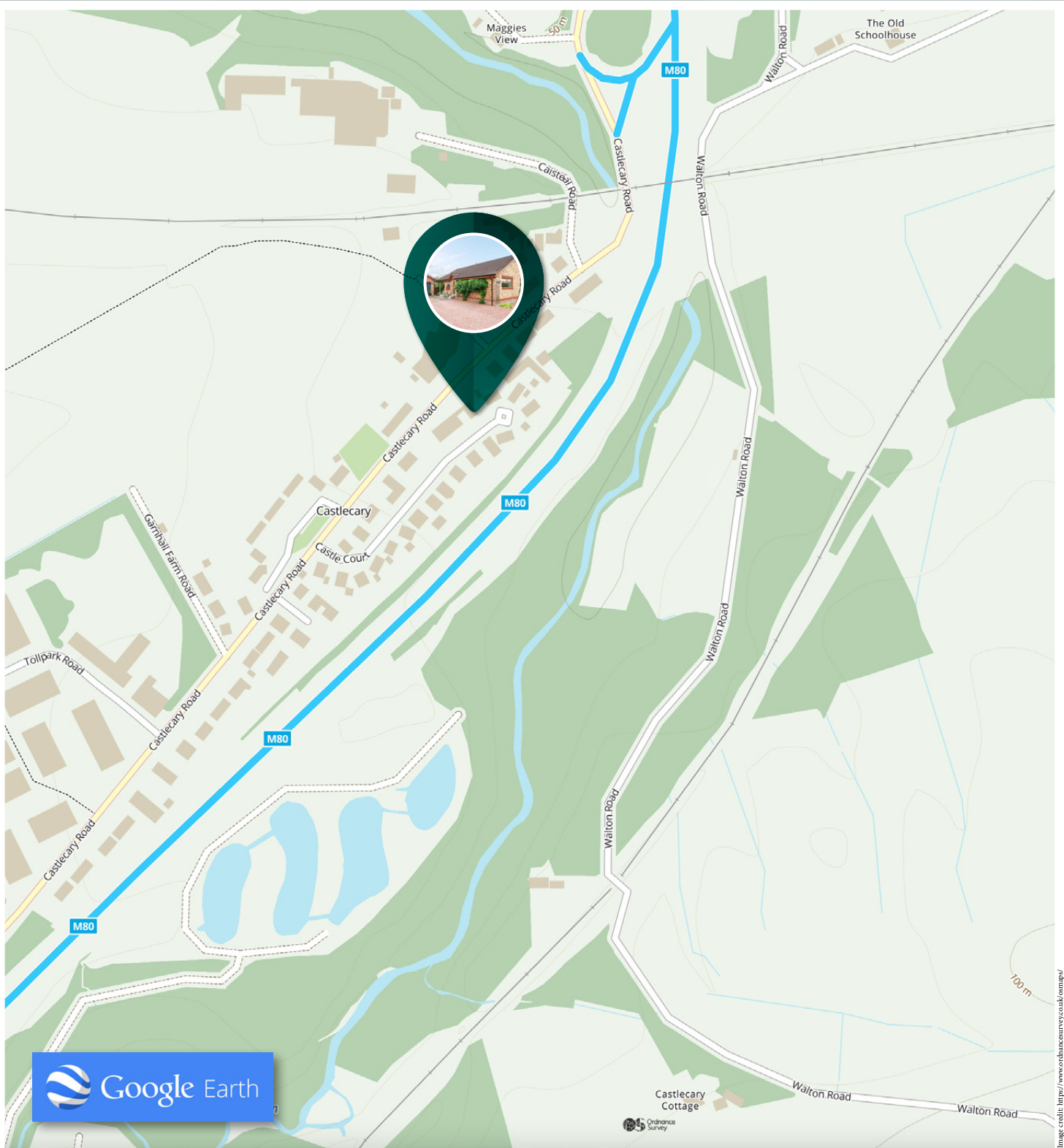




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Castlecary is a small, historic, village in North Lanarkshire. It has long been associated with infrastructure, being adjacent to the M80, M73 and M8 motorway networks. Castlecary is close to the town of Cumbernauld but unlike Dullatur and Luggiebank is not officially part of the town. Around 1725, the barony of Castlecary, with a population of just seventeen families, was disjoined from the parish of Falkirk and annexed to Cumbernauld which has a wide variety of high street shopping, supermarkets, health and recreational facilities as well as several prominent golf courses. The properties position makes for commuter heaven as Edinburgh airport can be reached in forty-five minutes and Glasgow city centre in under thirty minutes.

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# McEwan Fraser Legal

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