

# 19 Loughtoun Drive

CUMBERNAULD, GLASGOW, G67 4EX



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



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*Beautifully presented and tastefully modernised two-bed upper flat home with quality features throughout*



McEwan Fraser Legal are delighted to present to the market this magnificent two-bed upper flat which has been tastefully maintained and upgraded to exacting standards throughout. Seldom do we see such a well-finished property as this one is – truly walk-in condition!

# THE LOUNGE



The internal staircase to the accommodation is finished with a plush grey carpet and leads to a bright and roomy lounge which benefits from a blue feature wall, smart lights and a generous cupboard over the staircase. This flexible part of the property could easily accommodate a variety of furniture configurations.

# THE KITCHEN



The new kitchen is finished to a very high standard and would be the ideal area for any aspiring chef to prepare a tasty meal in excellent condition with many modern appliances. Finished with a modern worksurface over grey base and wall-mounted units, this kitchen further benefits from a glass splashback, modern composite sink, electric Bosch hob and built-in Samsung double oven. Integrated Bosch dishwasher and washing machine and a free-standing Samsung fridge-freezer. There is also a large cupboard with a tumble dryer and laundry storage.





The exquisite family bathroom must be seen. A very modern finish with a grey tiled floor, a generous bath with side-mounted taps and a dual action shower above with a quality glass screen that become a cubicle over the bath. Boasting a grey heated towel rail and recessed LED lighting in the ceiling this is the ideal place to take a long relaxing soak or a refreshing shower.

Bedroom 1 is a generous double with built-in wardrobes and has been recently decorated with grey carpet and a tasteful blue feature wall. Bedroom 2 is currently an office and has a storage cupboard, laminate flooring and is a comfortable double bedroom. The internal hallway between the bedrooms has a generous storage cupboard and access to the insulated attic space.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

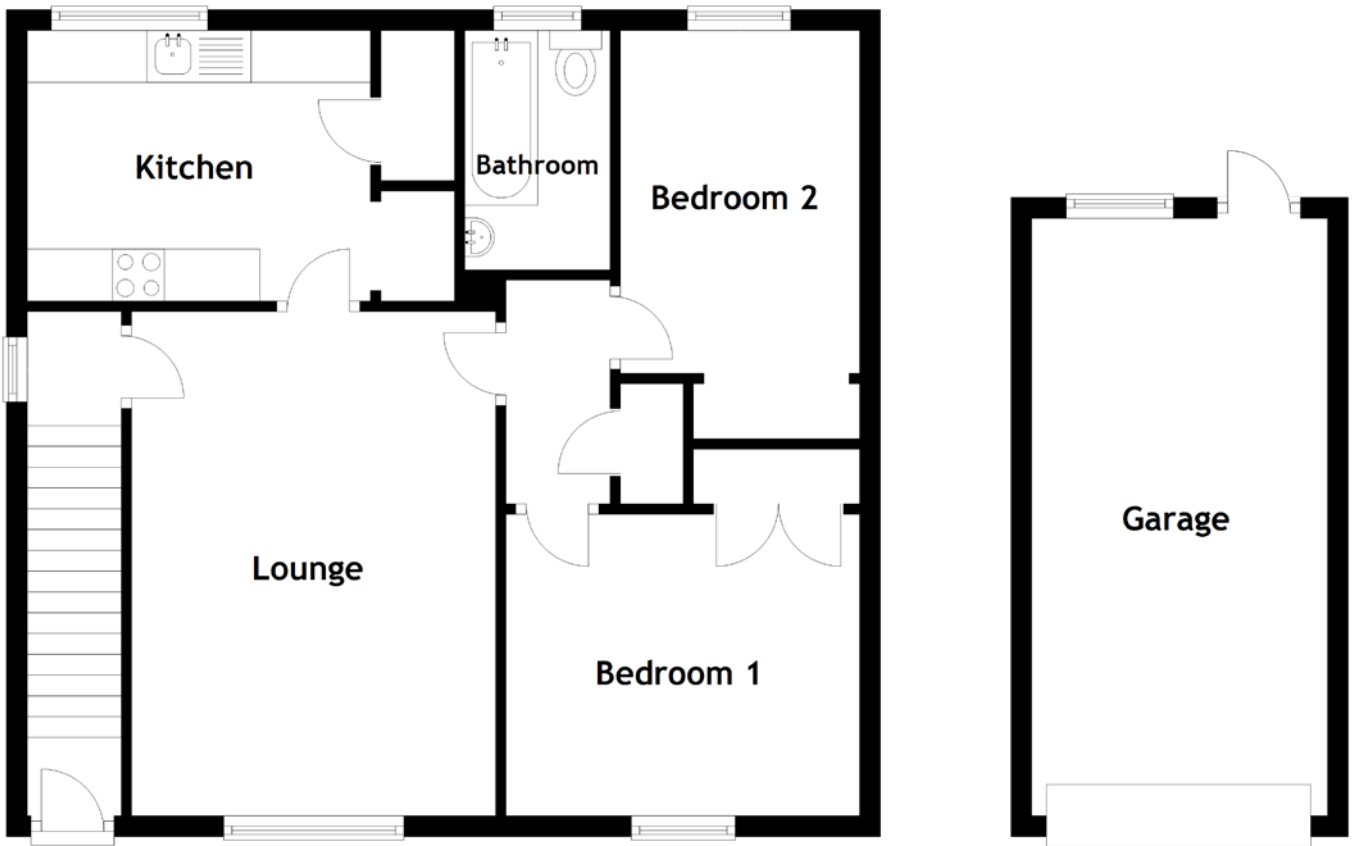


The property benefits from a lovely, generously sized garden located behind the garage which is very tidy and has a greenhouse. Seldom do we see properties finished to such a high standard as this one. Consequently, early viewing is strongly recommended in this instance as it is not expected to last long on the market.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

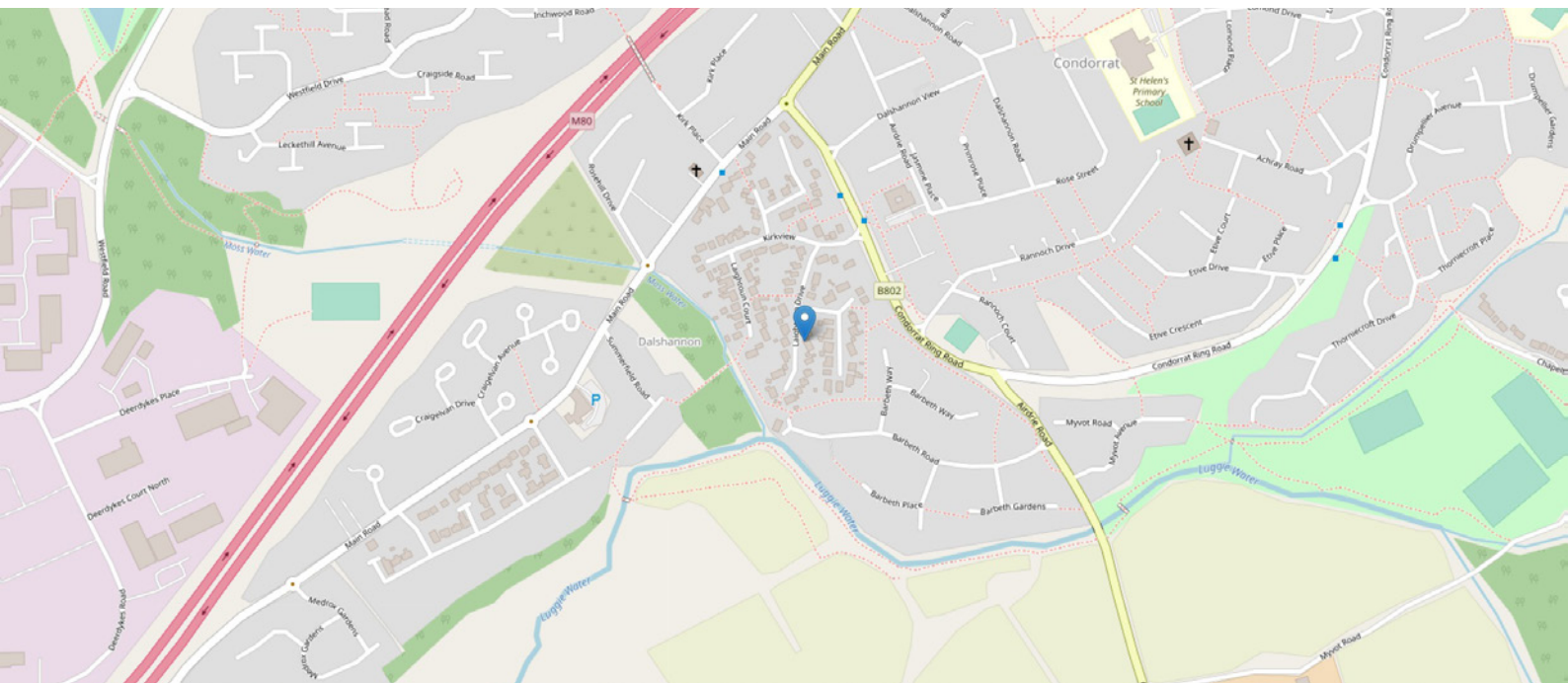
Lounge 4.85m (15'11") x 3.50m (11'6")  
 Kitchen 3.30m (10'10") x 2.60m (8'6")  
 Bedroom 1 3.40m (11'2") x 2.90m (9'6")  
 Bedroom 2 3.30m (10'10") x 2.30m (7'7")

Bathroom  
 Garage

2.30m (7'7") x 1.40m (4'7")  
 5.75m (18'10") x 2.85m (9'4")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
 EPC Rating: C

Buyer's Premium Value: £1500.00





# THE LOCATION

19 Loughtoun Drive is set in a quiet and sought-after cul-de-sac in Condorrat on the edge of Cumbernauld and offers a great and safe environment to live in. Cumbernauld enjoys many recreational facilities including country clubs and golf clubs all within a short drive away. In fact, for the golf or spa enthusiasts, the prestigious Westerwood Hotel and Golf Course and Dullatur Golf Club are both a short drive away from the property.





The town centre itself offers a variety of great shopping and facilities including various bars, restaurants, twenty-four-hour supermarkets. Croy Train Station is a short five minutes' drive away from the property and provides regular services to Glasgow, Stirling and Edinburgh. Cumbernauld and Greenfaulds train stations are also nearby. Drivers/commuters also benefit from good road links to M73, M80, M8 and M9 motorway networks, making daily commuting throughout the west and central Scotland very easy. There is a variety of primary and secondary schooling close with the new Greenfaulds High School within a five-minute drive.



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Part  
Exchange  
Available



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