



Rarely available two-bedroom bungalow occupying a larger than average corner plot



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McEwan Fraser Legal are delighted to present to the market this two-bedroom semi-detached bungalow. Occupying a large corner plot in the popular residential area of Greenfaulds, Cumbernauld.

THE LOUNGE



Accommodation comprises a spacious L-shaped reception hallway which leads to all accommodation. The lounge is located at the front of the property and benefits from a large window which allows light to flood in.

THE KITCHEN



The modern fitted kitchen is at the rear and gives access to the second public room, currently used as a dining room the space would be excellent for entertaining friends and family as the garden is directly accessible from this room via double-glazed French doors.



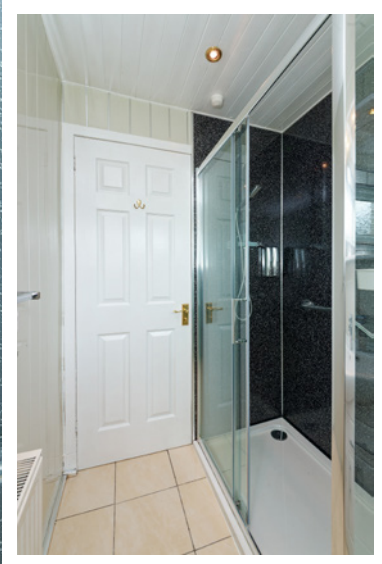
THE DINING ROOM





The property has two generously proportioned double bedrooms and a modern fitted shower room. The property benefits from ample storage, double glazing throughout with triple glazing in the lounge and bedrooms, gas central heating and a spacious floored attic which with the correct consent gives the option for additional bedrooms.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



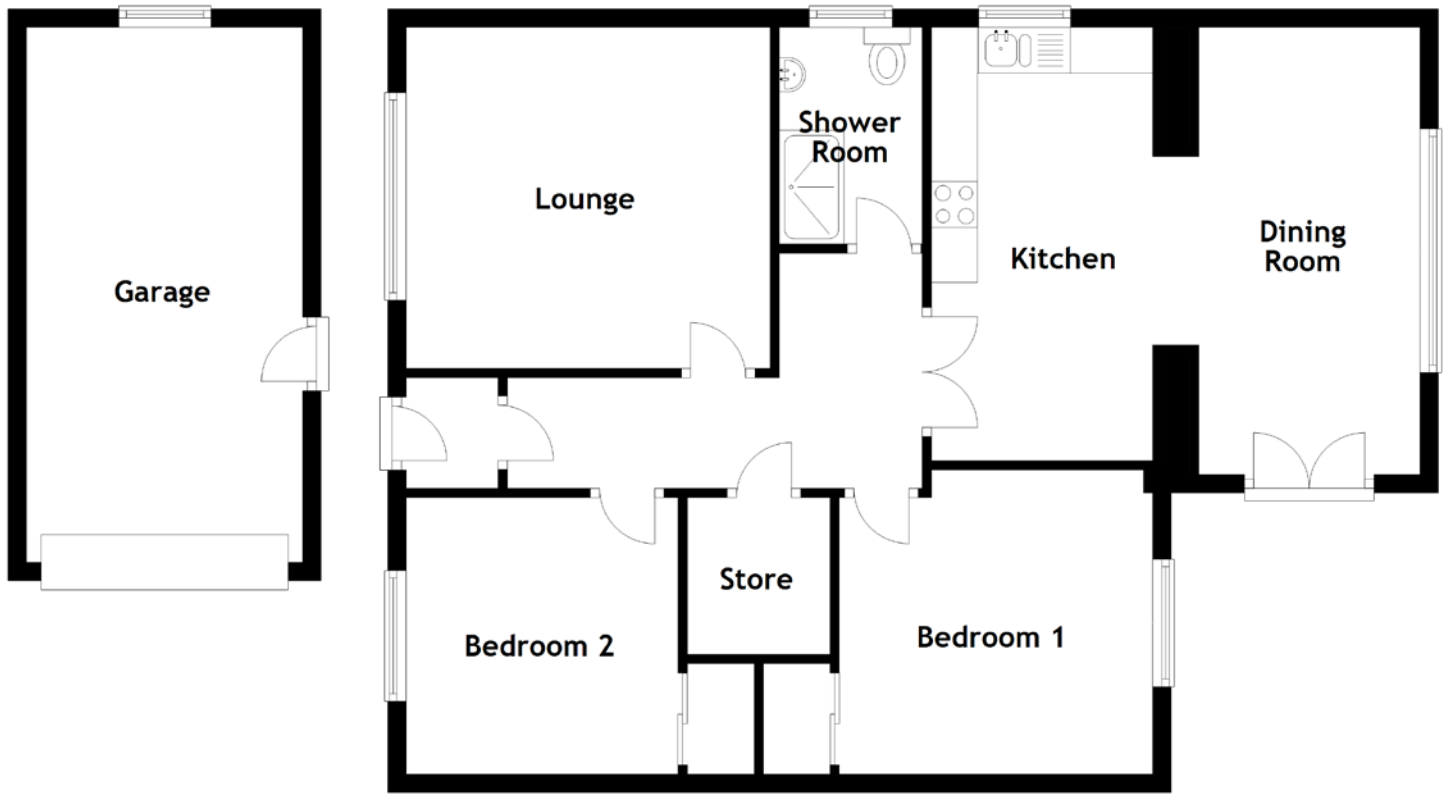
Externally the property occupies a larger than average corner plot, with a private rear garden a driveway and a garage.

As bungalows within this price range very rarely come to the market, early viewing is highly recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

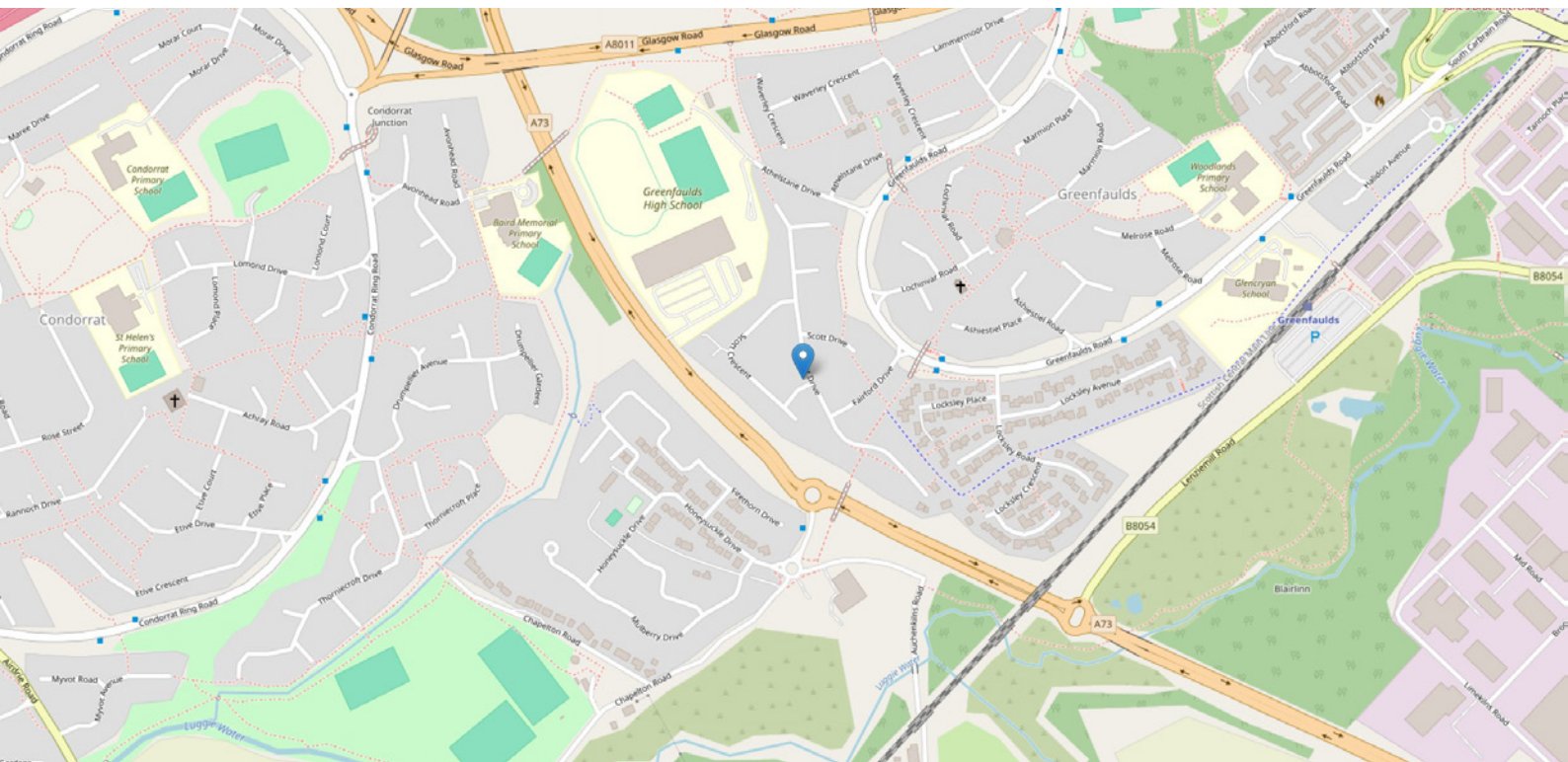


Approximate Dimensions (Taken from the widest point)

Lounge 3.95m (13') x 3.70m (12'2")
 Kitchen 4.70m (15'5") x 2.40m (7'10")
 Dining Room 4.85m (15'11") x 2.40m (7'10")
 Shower Room 2.35m (7'9") x 1.55m (5'1")

Bedroom 1 3.40m (11'2") x 3.30m (10'10")
 Bedroom 2 3.00m (9'10") x 2.95m (9'8")
 Store 1.70m (5'7") x 1.55m (5'1")
 Garage 5.80m (19') x 3.00m (9'10")

Gross internal floor area (m²): 82m² | EPC Rating: C



THE LOCATION

The property is situated within walking distance of Greenfaulds High within the popular Greenfaulds area of Cumbernauld.





The area has a wide selection of local amenities including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a rapid link to Glasgow, Edinburgh and Stirling onto the north & south. Major motorway networks are on your doorstep for excellent commuting.



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