




McEwan Fraser Legal

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124 Glen Sannox Drive

CUMBERNAULD, GLASGOW, G68 0GB

CUMBERNAULD

Cumbernauld is the eighth most populous settlement in Scotland and the largest in North Lanarkshire. The name comes from the Scots Gaelic comar nan allt, meaning “meeting of the streams”.

The Town Centre offers a variety of high street shopping and supermarkets. Croy Train Station only 2.5 miles away provides regular services to Glasgow, Stirling and Edinburgh. Drivers/ Commuters also benefit from good road links to M73, M80, M8 and M9 motorway networks making commuting to other centres throughout West and Central Scotland relatively easy.

A selection of country parks, golf courses and schools are also, only a short walk away.



124 GLEN SANNOX DRIVE

We are delighted to offer to the market this 2 Bedroom flat in a quiet residential estate within a popular area. This property has been a lovely family home and is presented to the market in immaculate condition.

Upon entry to the property, you will immediately notice the space, the large hallway is like another room and benefits from plenty of storage space.

Throughout the property in neutral in decor and floor coverings offering mass appeal. The lounge is flooded with natural light with two sets of windows which also offer great views of the surroundings. This room is large and offers plenty of options when it comes to furniture configurations.

The kitchen is beautifully laid out and immaculate, offers plenty of wall and floor mounted units, workspace and boasts a gas hob for the aspiring chef.

Both of the bedrooms are spacious doubles and have built-in wardrobes. The Bathroom is fully tiled and has a white 3 piece suite with shower over the bath which is mains fed and plenty of vanity storage.

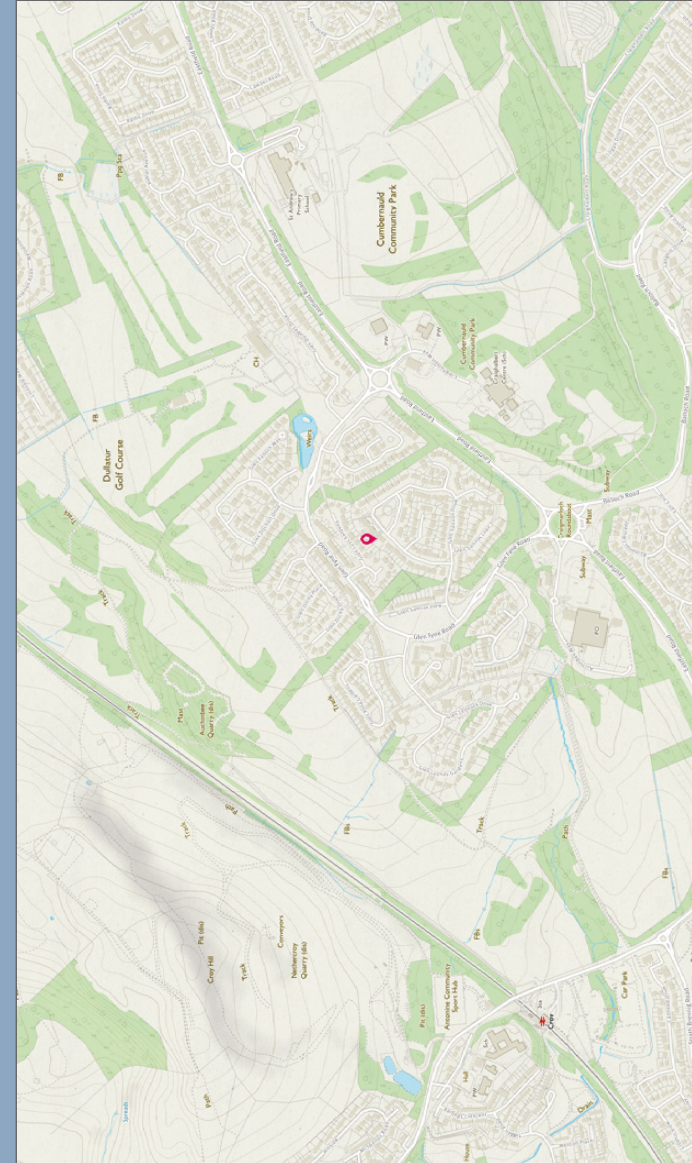
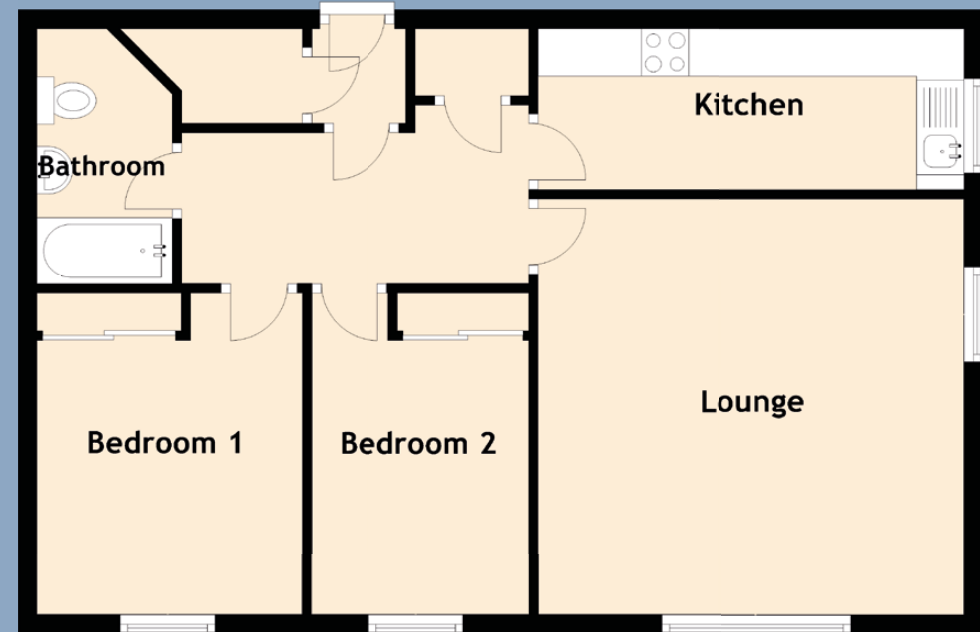
The building itself is well-loved by the occupants, inside and out is in great order with secure entry and plenty of parking.





SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen	4.50m (14'9") x 1.70m (5'7")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 2.30m (7'7")
Bathroom	2.40m (7'10") x 1.43m (4'8")

Gross internal floor area (m²): 63m²

EPC Rating: C




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**Part
Exchange
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