




McEwan Fraser Legal

Solicitors & Estate Agents

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4 Mossywood Place

CUMBERNAULD, GLASGOW, G68 9DS



CUMBERNAULD



The property lies in the popular town of Cumbernauld which offers high street shopping, bars and restaurants, schools, health centres, sports and recreational facilities. There is nearby Dullatur Golf and Country Club together with Westerwood Hotel. Transport facilities include regular bus services

to the town centre and surrounding areas. Croy Train Station provides frequent services to Glasgow, Stirling and Edinburgh. The A8011 provides access to the A80, M80, M8 and M73 motorway network.



4 MOSSYWOOD PLACE

McEwan Fraser is delighted to present this generous three bedroom mid terraced house to the market. The property has excellent potential as a starter home for a young family or a sound buy to let investment. Internal viewing is highly recommended.

Accommodation is focused towards a well proportioned through lounge. The dual aspect makes light for a bright and engaging room which can easily accommodate a large suite, dining table and plenty of additional furniture. The kitchen comprises a range of base and wall mounted units with plenty of prep and storage space. Slightly older, there is plenty of scope to upgrade the kitchen to really make your own mark on the property. Upstairs, there are two ample double bedrooms and a large single bedroom. The accommodation is completed by a partially tiled bathroom which includes a three piece suite and shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

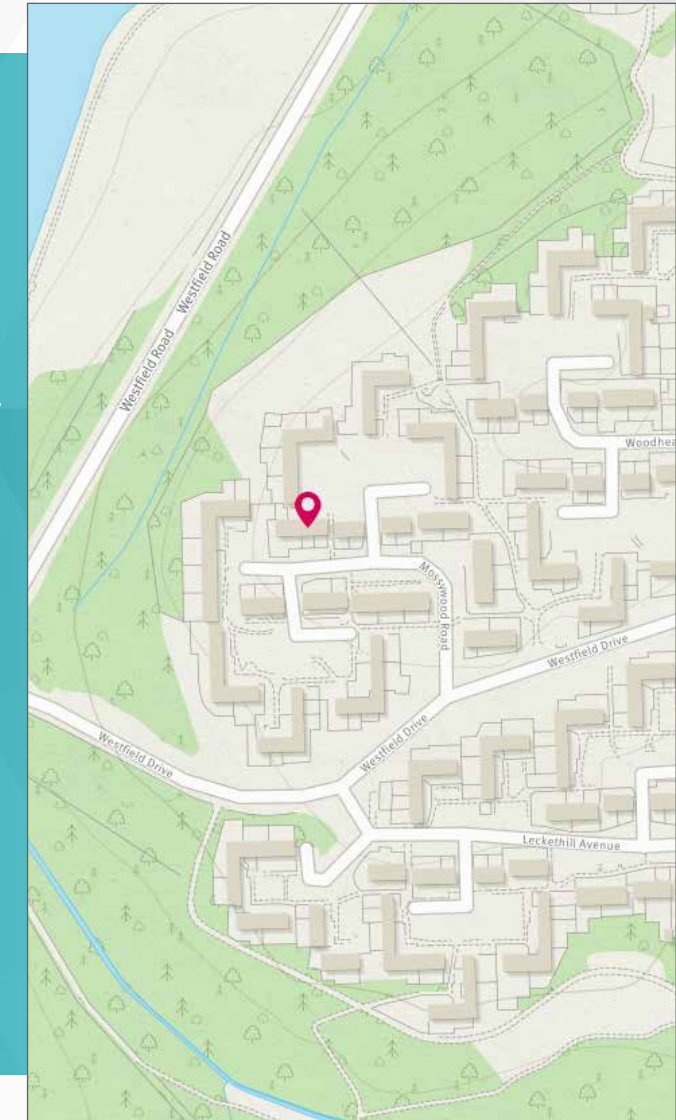
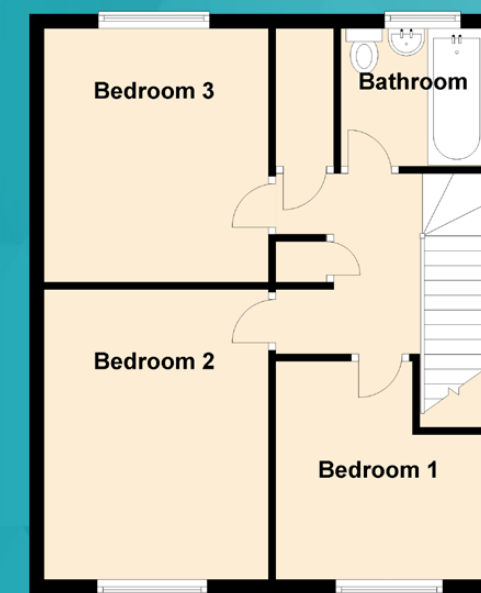
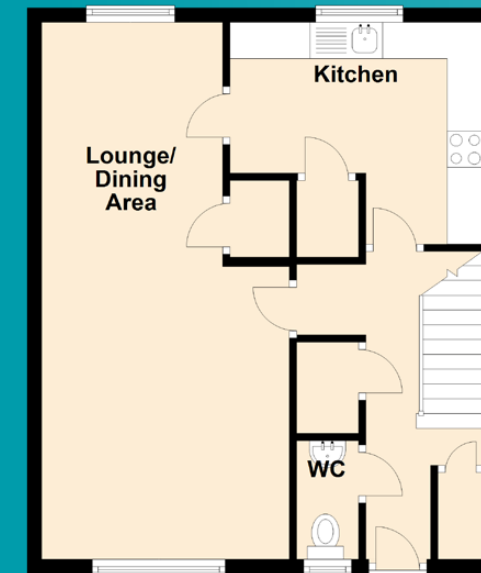
Externally, there are low maintenance gardens front and rear.



Approximate Dimensions (Taken from the widest point)

Lounge/ Dining Area	7.50m (24'7") x 3.30m (10'10")
Kitchen	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	3.50m (11'6") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	1.64m (5'4") x 0.86m (2'10")

Gross internal floor area (m²): 92m² | EPC Rating: C






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**Part
Exchange
Available**

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