

# 19 Kingshill Avenue

CUMBERNAULD, NORTH LANARKSHIRE, G68 9NF



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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We are delighted to introduce to the market this three-bedroom, semi-detached house set in a family-friendly neighbourhood. The property is offered to the market in "walk-in" condition and is finished to a very high standard throughout. Once inside, the viewer is greeted with a first-class specification. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. It is immediately apparent that the current owner has looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.





In more detail the accommodation comprises of a welcoming porch, downstairs WC, bright and airy lounge which is flooded with natural light and allows for different furniture configurations.

Access to the fully enclosed garden and deck is also gained from the dining area via French doors. This is the perfect place to relax after a hard day's work on summer nights.

The kitchen is finished with stylish floor to ceiling units and benefits from a gas hob, oven, cooker hood.











On the upper landing, three generous-sized bright and airy bedrooms all offer great furniture configurations. Access to the attic, as well as an additional storage cupboard, can also be found on the upper landing. The fully tiled family bathroom completes the property internally with waterfall shower, bath, wash hand basin and WC and towel rail.







**Bedroom 1**







**Bedroom 2**







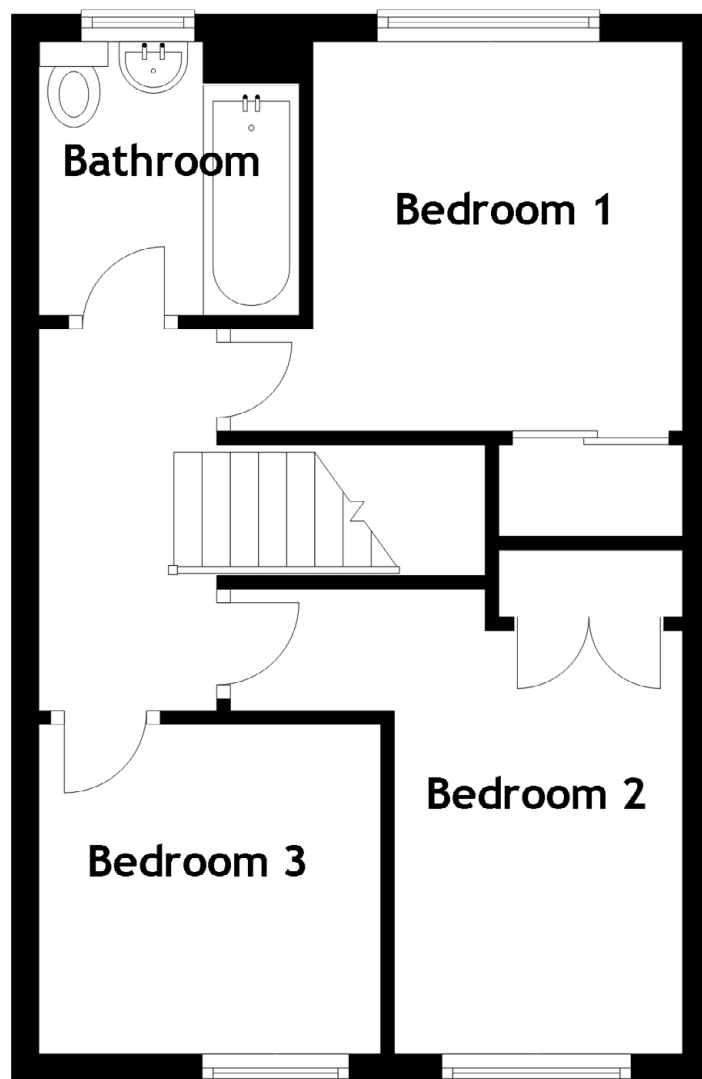
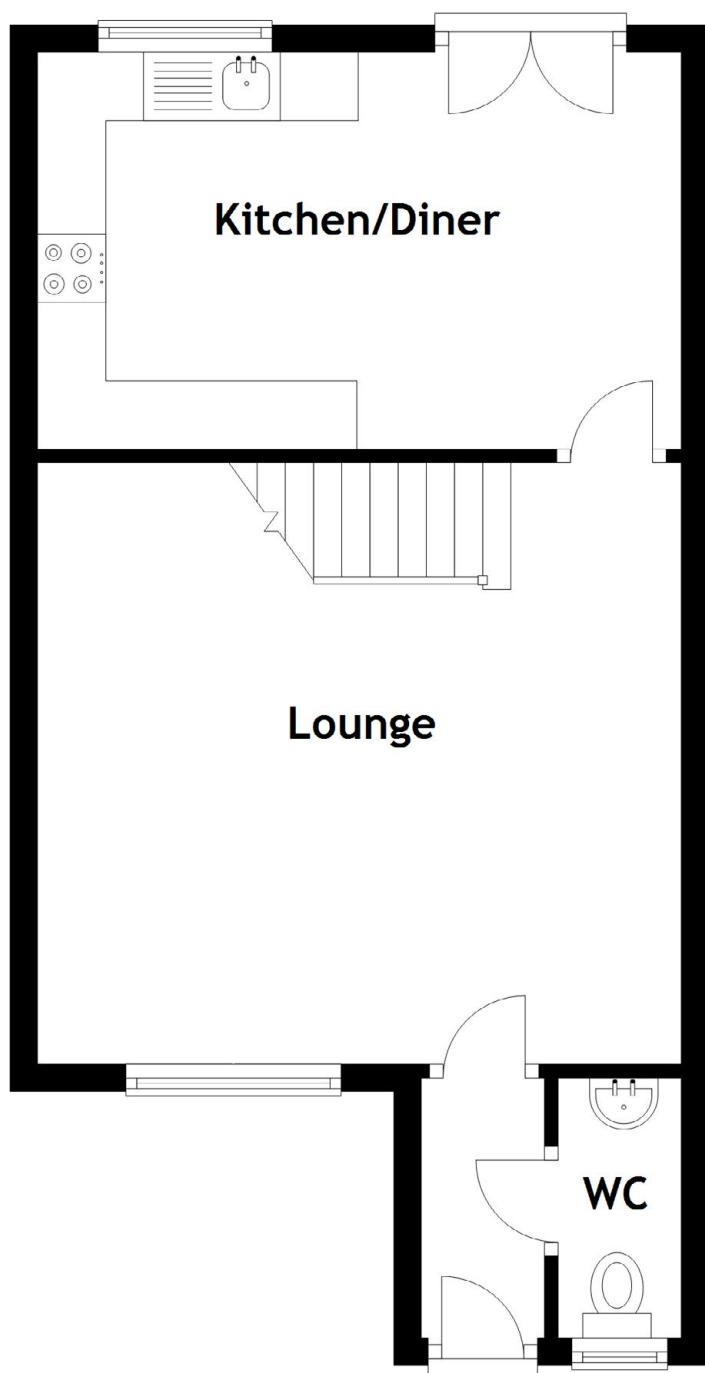
**Bedroom 3**











#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 4.40m (14'5")	WC	1.90m (6'3") x 0.90m (2'11")
Kitchen/Diner	4.70m (15'5") x 2.90m (9'6")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup> EPC Rating: D Buyer's Premium Value: £3300	
Bedroom 1	3.30m (10'10") x 2.85m (9'4")		
Bedroom 2	3.40m (11'2") x 2.11m (6'11")		
Bedroom 3	2.50m (8'2") x 2.05m (6'9")		
Bathroom	2.00m (6'7") x 1.90m (6'3")		



# The Garden





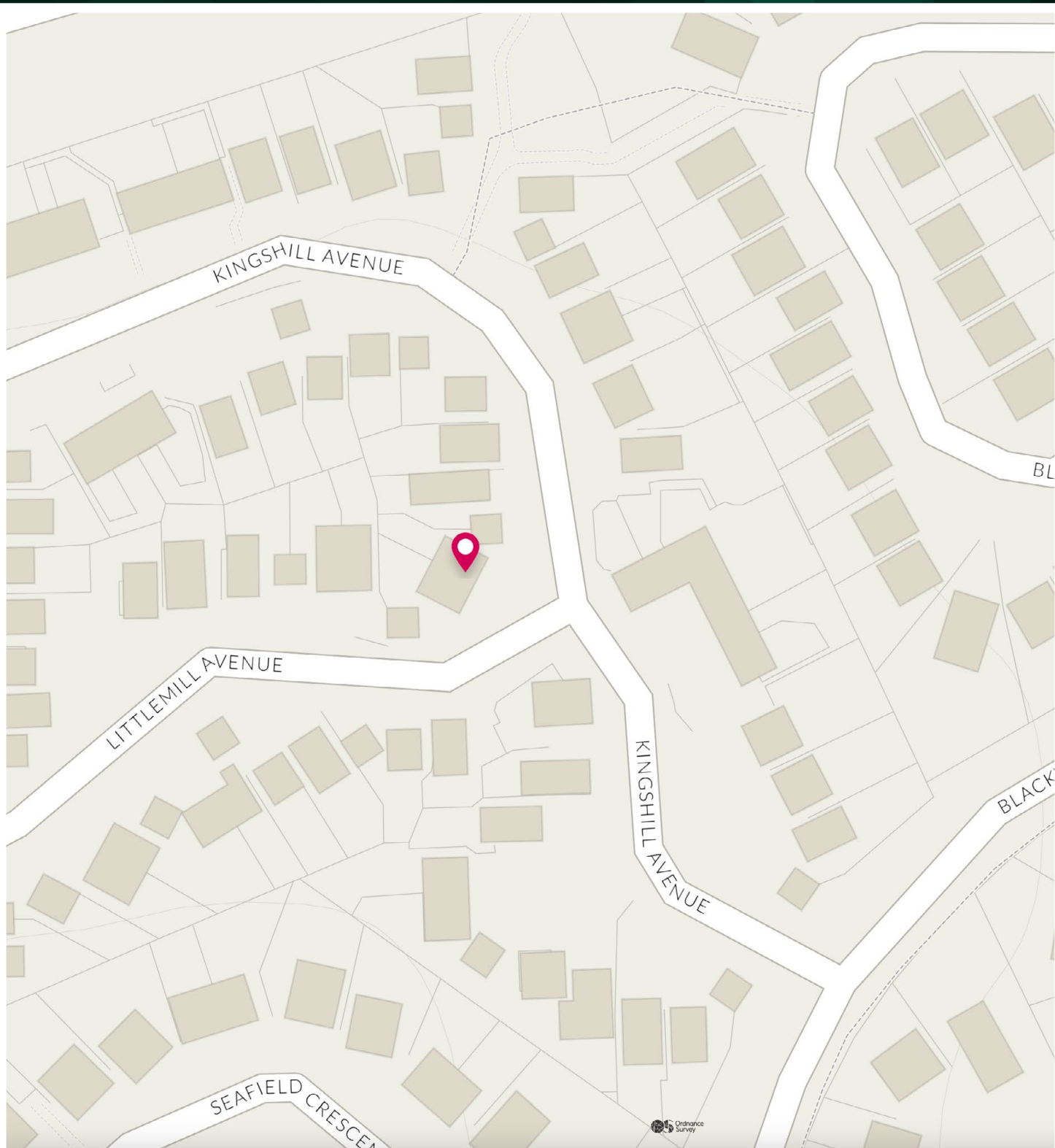


Set on a spacious prime plot within a quiet cul-de-sac, Kingshill Avenue in Blackwood offers a great and safe environment to live. Cumbernauld itself enjoys great shopping and recreational facilities including various bars, restaurants, libraries, twenty four hour supermarkets, country clubs and golf clubs all within a short drive away.

Easily a commuter's choice – the village benefits from an excellent transport infrastructure with the M80 offering a convenient route onto the main motorway network. Croy Train Station, is approximately one and a half miles away and offers a regular service into Glasgow – a regional hub for services to the rest of Scotland and beyond. There is also a good local bus network.

## The Location





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