

21 Raith Drive

CUMBERNAULD, NORTH LANARKSHIRE, G68 9PE



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



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We are delighted to bring to the market this absolutely beautiful four-bed semi-detached home, set in a very popular area for families. This delightful and charming property makes a perfect place to come home to, and it's presented in 'Walk-in' condition. The property also benefits from a large ground floor extension with an ensuite and low maintenance tiered garden space to the rear.

The beautiful upgraded accommodation comprises a bright and spacious lounge, which given its shape would suit a range of furniture configurations.

The Property

The stylish and contemporary kitchen/diner looks super-clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an electric oven and hob, with integrated appliances including a fridge freezer, dishwasher and washing machine. It's evident the kitchen is a well-equipped space for any chef to serve up a marvellous meal.





The ground floor also benefits from a superb extension with master bedroom, containing built-in wardrobes and a large ensuite, bath and standalone shower cubicle. Upstairs, the beautifully tiled shower room is a touch of luxury, bright and fresh, with a stylish chrome radiator and a large standalone cubicle.

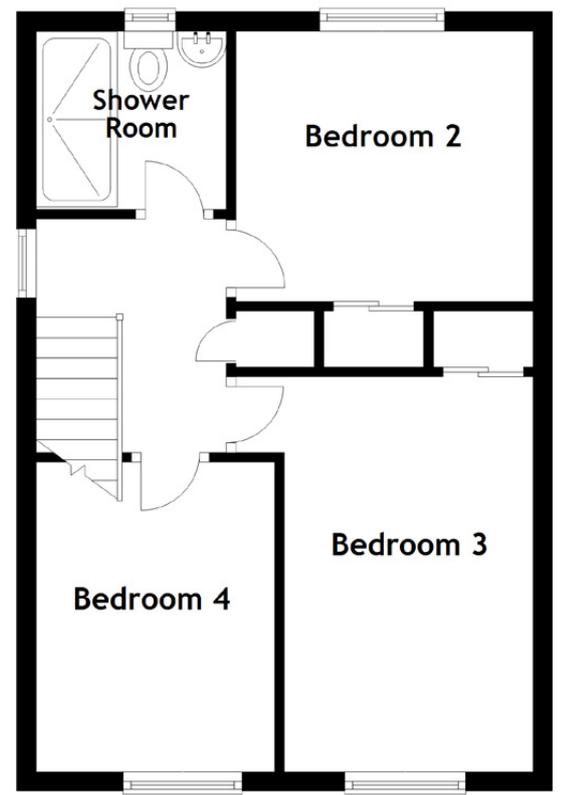
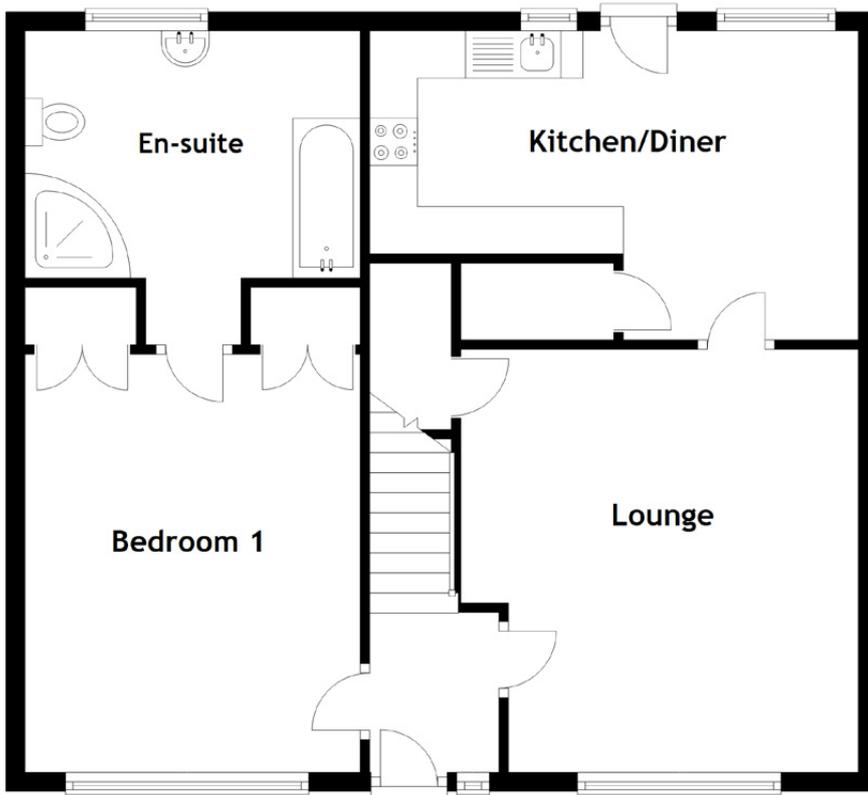




In total there are four good-sized bedrooms in this lovely home, three with built-in wardrobes and all with ample space for free-standing furniture. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place. The home is kept warm, comfortable and secure via gas central heating and double glazing.







Approximate Dimensions

(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Lounge | 4.45m (14'7") x 4.15m (13'7") |
| Kitchen/Diner | 5.10m (16'9") x 3.25m (10'8") |
| Bedroom 1 | 4.40m (14'5") x 3.50m (11'6") |
| En-suite | 3.50m (11'6") x 3.30m (10'10") |
| Bedroom 2 | 3.05m (10') x 2.80m (9'2") |
| Bedroom 3 | 4.09m (13'5") x 3.05m (10') |
| Shower Room | 1.95m (6'5") x 1.85m (6'1") |

Gross internal floor area (m²): 110m²

EPC Rating: C

Buyer's Premium Value: £3000

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.



The low-maintenance rear garden is tiered, well-kept and secure. On sunnier days the cool and contemporary sun patio and deck area offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. The garden also benefits from a charming summer house. Parking is to the front aspect of the property. This great home would make an ideal buy for so



many people or even a great investment property for a smart Buy-To-Let investor.

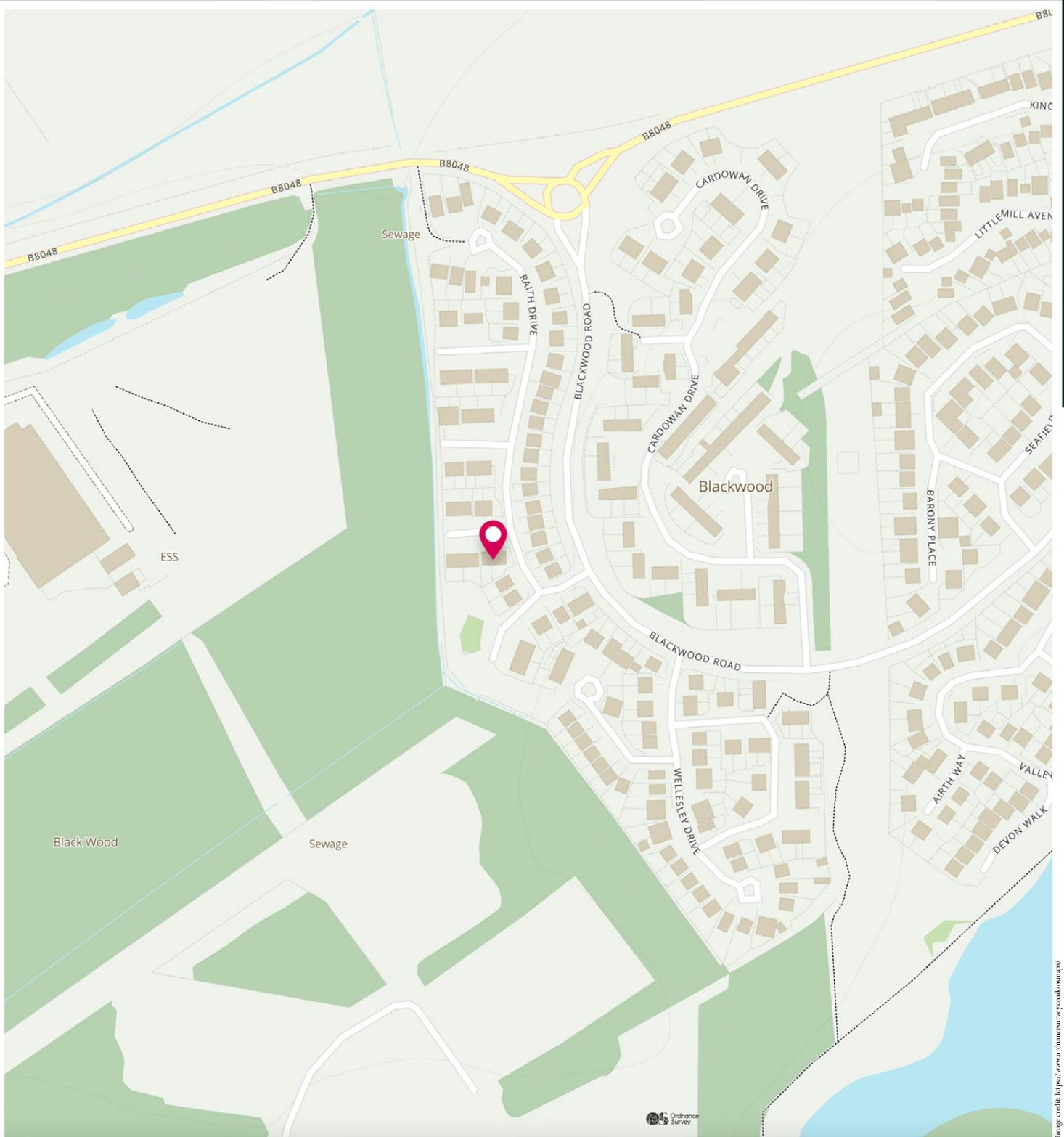
Early viewing is strongly advised for anyone seeking a walk-in condition property, with loads of charm and appeal, set in a great location. This property is subject to a Buyers Premium of £3000, paid by the successful purchaser.



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 1 mile away by footpath or 1.5 miles by road, 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. There is also a number of local buses that operate in the vicinity.

A selection of country parks, golf courses and schools are also, only a short walk away. Nearby, one of the local golf courses has recently opened a restaurant franchise of an Italian chain that is proving very popular as is the restaurant at the site of a major supermarket where we can also find a pharmacy and takeaway outlets.



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