



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**27 Glen Rosa Gardens**

CUMBERNAULD, G68 0ES





# CUMBERNAULD

SPACIOUS THREE  
BEDROOM MID  
TERRACED HOUSE  
IN WALK IN  
CONDITION

The property is situated in Cumbernauld's sought after Craigmarloch district, a popular residential area. Cumbernauld itself offers excellent commuter links to Glasgow and Edinburgh by both road and rail. Croy and Cumbernauld stations are readily accessible and there are extensive motorway connections to the whole central belt. The town offers excellent retail facilities and there is a good assortment of schools at both primary and secondary levels.





# 27 GLEN ROSA GARDENS

CUMBERNAULD, G68 0ES

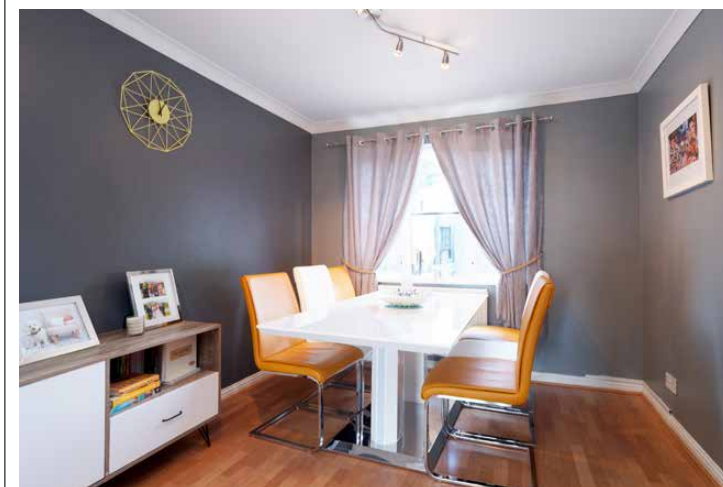
McEwan Fraser is delighted to present this charming three bedroom mid terraced house to the market. The property enjoys excellent proportions and is presented in walk-in condition. Situated in a prime residential area, the property has excellent potential for a first-time buyer or a young family.

Internal accommodation is focused towards a generous dual aspect lounge/diner. Naturally bright and boasting contemporary décor throughout, there is plenty of space for a pair of large sofas and associated free standing furniture. The dining area overlooks the rear garden and gives access to the contemporary kitchen. The kitchen itself includes an ample range of base and wall mounted units which provide plenty of prep and storage space. Gas hob, oven and dishwasher are integrated while space is provided for a free-standing washing machine and fridge freezer. Climbing the stairs, there are two ample double bedrooms and a third single bedroom. All the bedrooms include integrated storage.

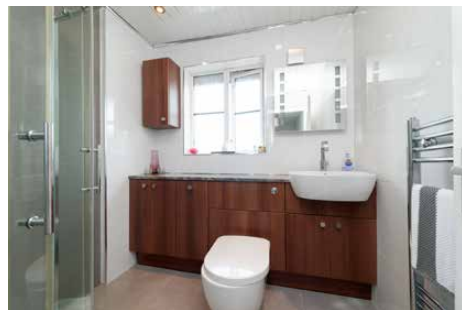
Externally, the property boasts a tidy rear garden which is ultra-low maintenance and off-street parking to the rear.

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

Early viewing highly recommended.

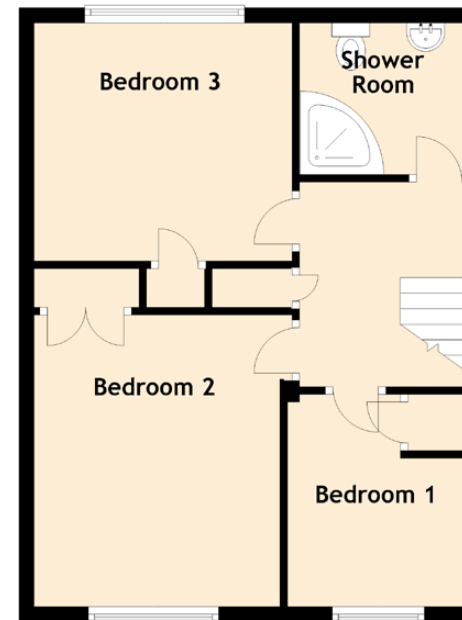
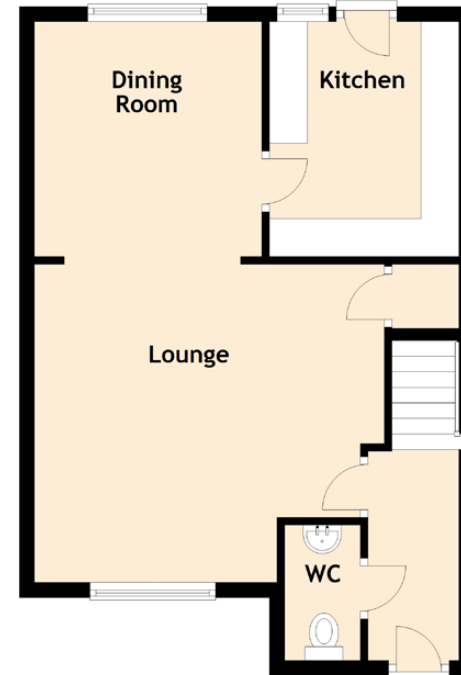






# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.62m (15'2") x 4.20m (13'9")
Kitchen	3.20m (10'6") x 2.50m (8'2")
Dining Room	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	2.80m (9'2") x 2.40m (7'10")
Bedroom 2	3.80m (12'6") x 2.00m (6'7")
Bedroom 3	3.40m (11'2") x 3.40m (11'2")
Shower Room	2.10m (6'11") x 2.00m (6'7")
WC	1.79m (5'10") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup> | EPC Rating: C

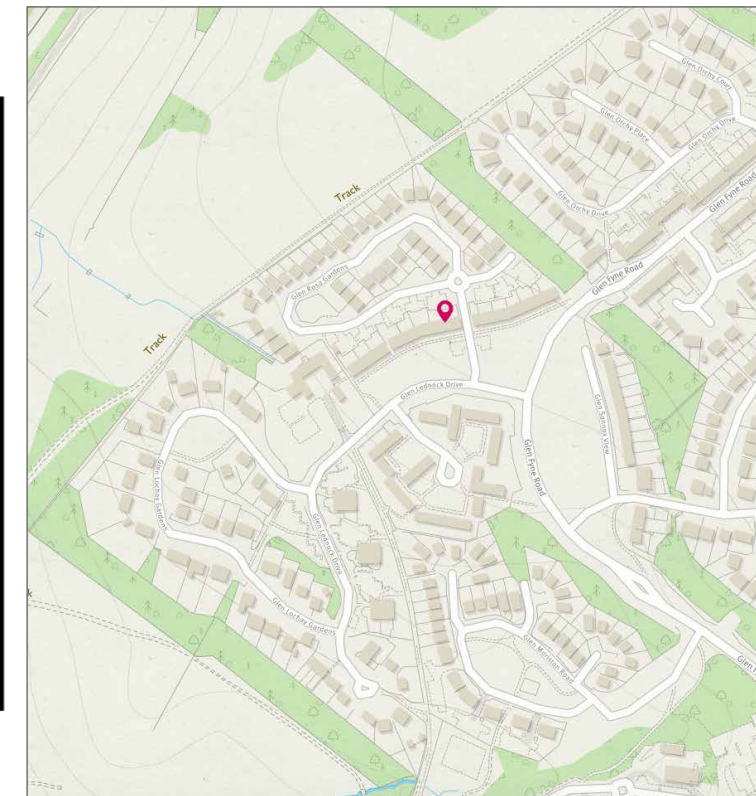


Image credit: <https://www.edmansurvey.co.uk/sample/>



# McEwan Fraser Legal

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