

41 Glen Sannox Drive

GLASGOW, G68 0DP



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



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Rarely available bungalow in very good order in a desirable location within the Craigmarloch area of Cumbernauld



McEwan Fraser Legal are delighted to offer to the market this 2-bedroom end terraced bungalow 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.

THE LOUNGE



Upon entry to the property, you will immediately notice the space, after the entrance vestibule, the large hallway is like another room and benefits from plenty of storage space. Throughout the property, the neutral decor and floor coverings offer 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/DINER



The spacious dining kitchen, beautifully laid out and immaculate offers plenty of wall and floor-mounted units, and workspace and boasts a gas hob and electric oven with glass and stainless-steel hood for any aspiring chef to prepare a tasty meal. The room further benefits from free-standing appliances. A breakfast bar and defined dining area lead to the patio doors which lead to the very private and secure rear garden.



Both bedrooms are spacious doubles and have built-in mirror wardrobes. The bathroom has been converted with a wet room floor and tiled walls, with a modern white suite and wall-mounted quality shower and is perfectly functional as is, although a new owner may wish to revert to a bath and shower configuration. There is also plenty of vanity storage.

THE WET ROOM



BEDROOM 1



BEDROOM 2

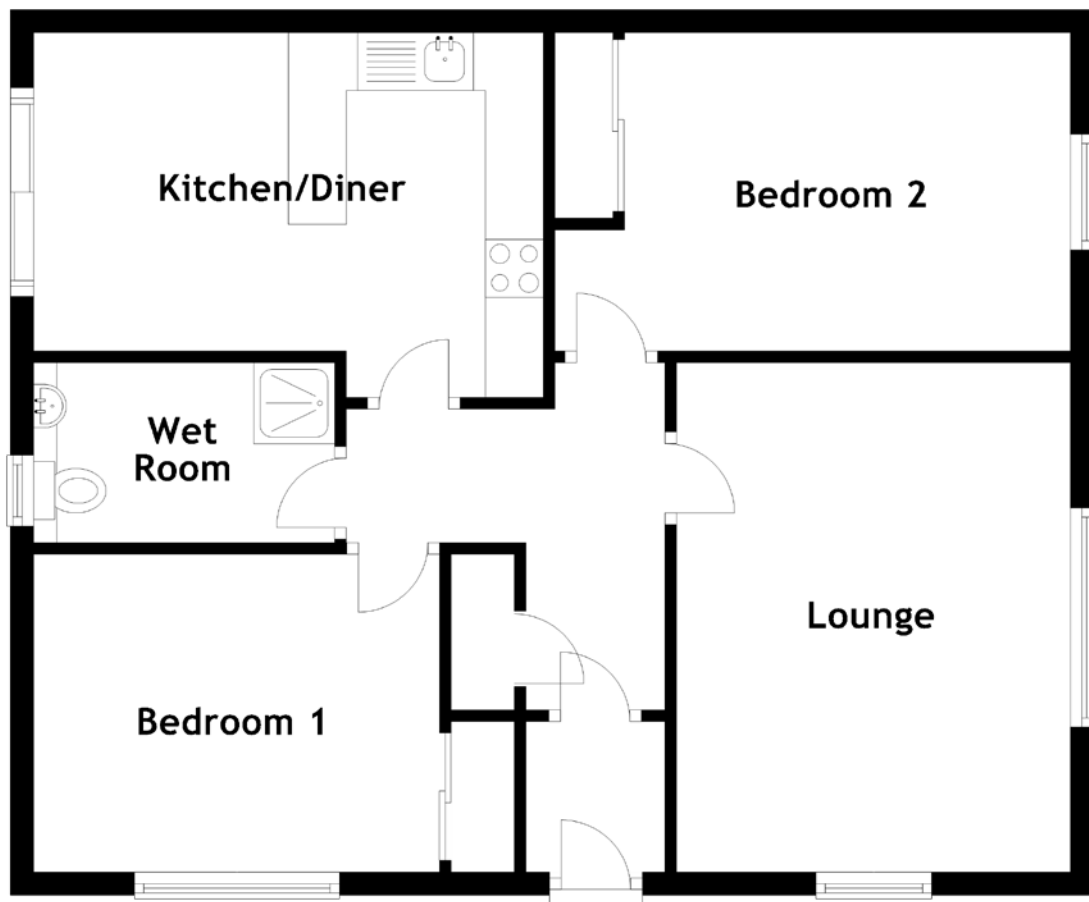


In the rear garden, we find a patio area for enjoying the sun and a generous storage shed. These bungalows rarely come to the market and in the current condition in this popular location, this is sure to be popular. Early viewing is therefore strongly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



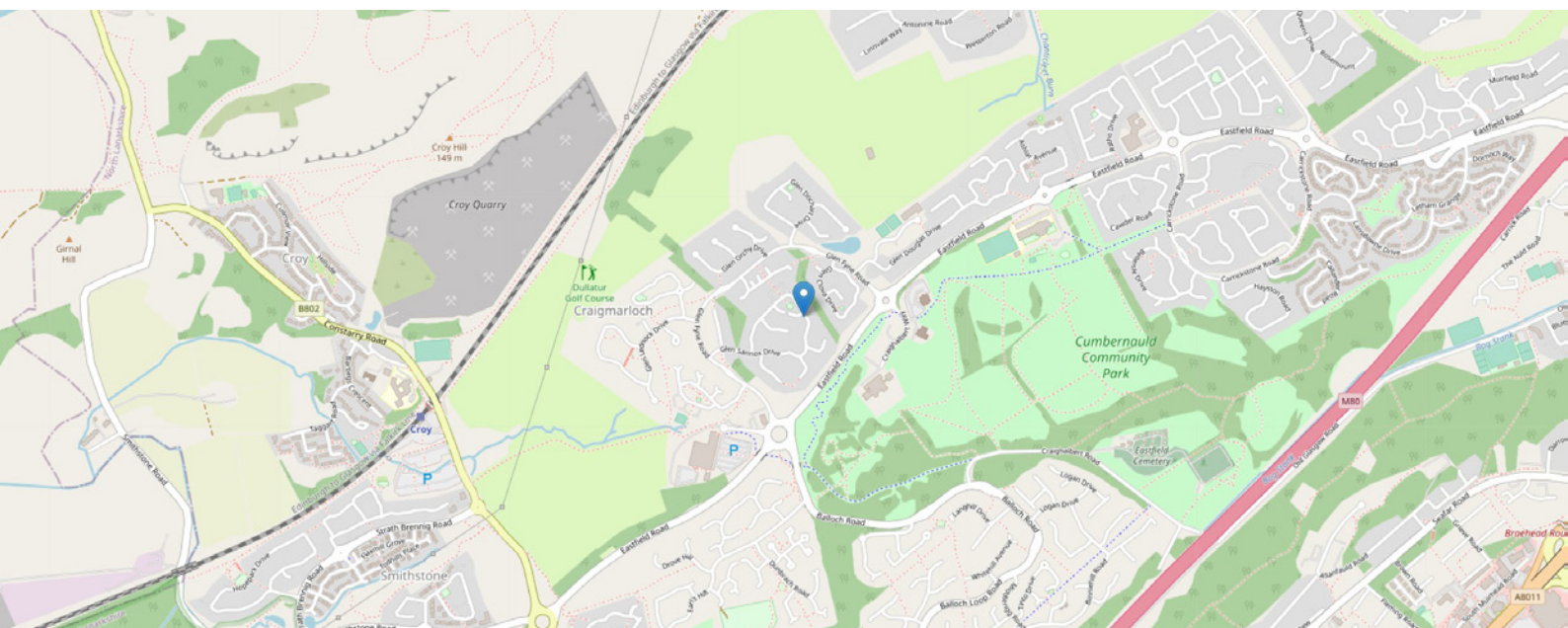
Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen/Diner	4.40m (14'5") x 3.15m (10'4")
Bedroom 1	3.50m (11'6") x 2.75m (9')
Bedroom 2	4.45m (14'7") x 2.75m (9')
Wet Room	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 66m²
EPC Rating: C

Extras (Included in the sale): Some items may be available by separate negotiation.

Buyer's Premium Value: £2250.00



THE LOCATION

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. Up the hill from this property 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 just a short walk down the hill at the site of a major supermarket where we can also find a Pharmacy and takeaway outlets.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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