

125 Craigieburn Road

CUMBERNAULD, GLASGOW, G67 2LZ



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



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*Charming two-bedroom house over three
levels with garage and parking*



McEwan Fraser Legal is delighted to offer to the market this charming townhouse split over three levels. The lower level consists of the living room and garage, the middle floor consists of the entrance hallway, bathroom, kitchen, and utility room. The upper level of the property has two double bedrooms.

THE KITCHEN



On entrance to the property, the hallway has laminate flooring and panelled walls leading through to the bright kitchen with large windows allowing for plenty of natural daylight. The kitchen comprises of laminate flooring with a modern black work surface over cream base and wall-mounted units. There is a built-in electric oven and hob a free-standing fridge freezer and a tumble dryer. The family bathroom has a modern white suite with a shower over the bath and a quality folding glass screen. A large cupboard in the hallway has been plumbed and is used as a laundry room.

THE BATHROOM





A carpeted stairway leads up to the top floor where you will find the landing area and two double bedrooms both of which are carpeted and one benefits from generous built-in storage.

BEDROOM 1



BEDROOM 2



On the ground floor, there is a family lounge area with fresh neutral decor and laminate flooring throughout.
The patio door leads out to a private and secure enclosed rear garden.

THE LOUNGE



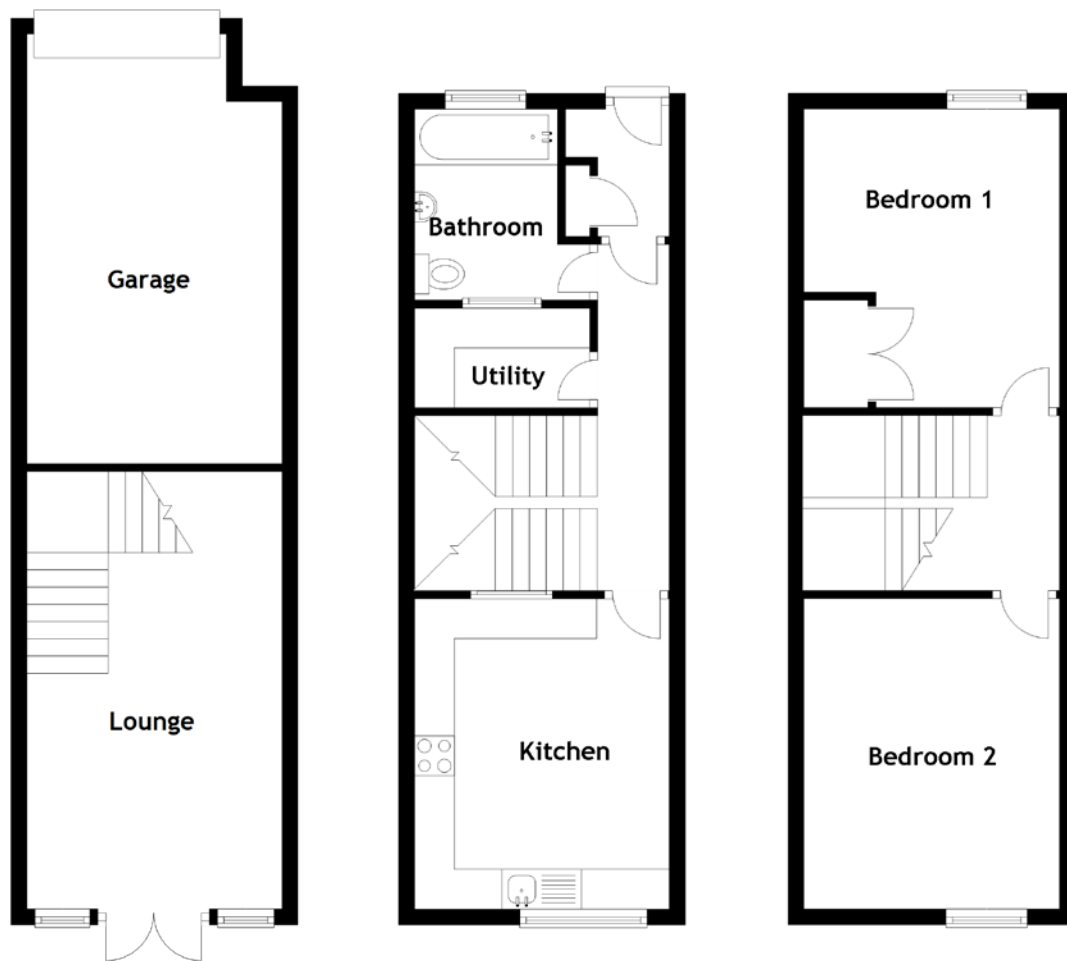
The property is further complemented with double glazing windows throughout, gas central heating fired by a modern and efficient Worcester Bosch boiler, a garage, allocated parking space and private rear garden.

Early viewing is strongly recommended for what is such a competitively priced property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

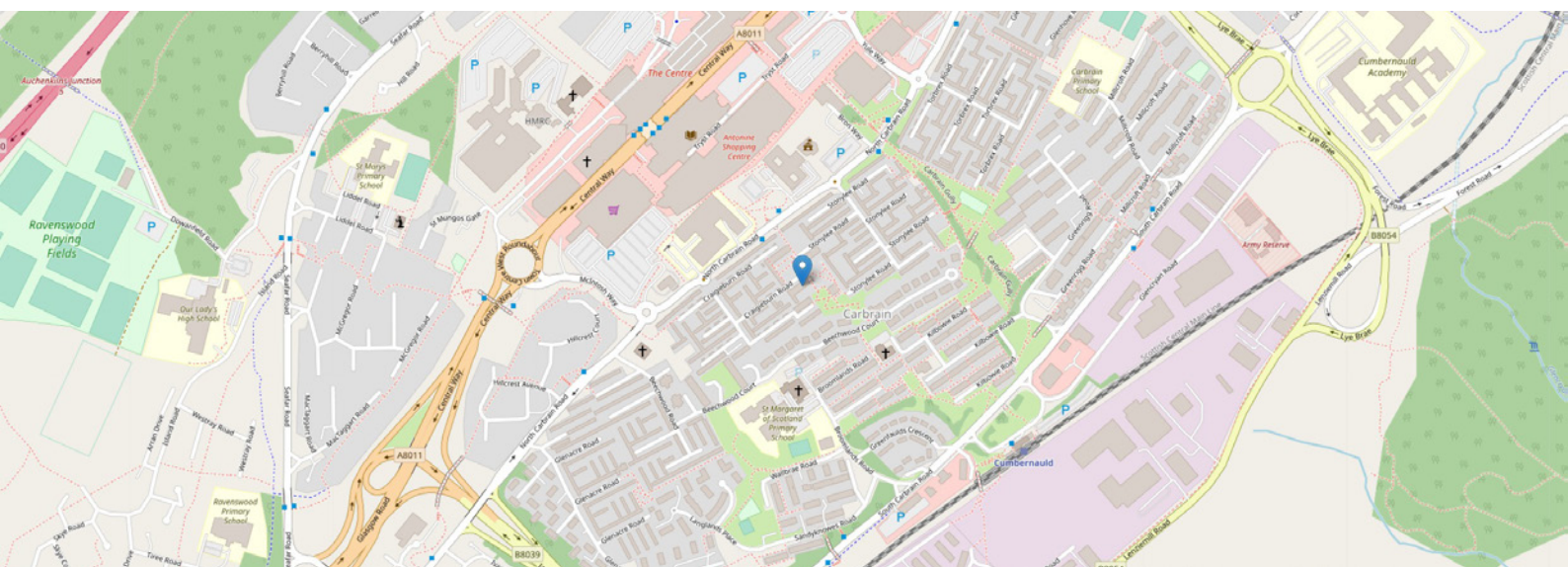
Lounge	5.50m (18') x 3.20m (10'6")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Utility	2.20m (7'3") x 1.25m (4'1")
Bathroom	2.40m (7'10") x 2.20m (7'3")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")

Bedroom 2
Garage

3.80m (12'6") x 3.20m (10'6")
5.40m (17'9") x 3.20m (10'6")

Gross internal floor area (m²): 82m²
EPC Rating: D

Buyer's Premium Value: £1200.00



THE LOCATION

The property lies in the sought-after area of North Carbrain in Cumbernauld and gives access to local amenities including Cumbernauld town centre, with a wide variety of high street shopping, supermarkets and restaurants such as the Antonine Shopping centre which is within walking distance and Asda which is even closer.





Cumbernauld train Station which is within 0.5 mile and provides regular services to Glasgow, Falkirk and many more areas. The A80 is ideally placed within the central belt and has good links to M73, M80, M8 and M9 motorway networks allowing commuting to other centres of business and commerce throughout east, west and central Scotland. In addition to travelling by car, the property is extremely well placed for buses to Glasgow, Stirling, and Falkirk.



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