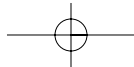


10 KIRKCONNEL AVENUE. CUMBERNAULD. G68 9NQ

FIXED PRICE £125,000

Russel+Aitken
solicitors and estate agents



This charming SEMI DETACHED VILLA is well presented and has been carefully maintained by the present owner. Of particular note is the landscaped rear garden which forms a tranquil setting from which to enjoy the summer months. Part of a popular residential cul-de-sac the accommodation which is over two levels comprises welcoming entrance vestibule, spacious lounge, separate diningroom and fitted kitchen on the ground floor, whilst upstairs there are three generous bedrooms, a bathroom and a useful loft storage space. The property is further enhanced by gas fired central heating and double glazing. As mentioned there is an enclosed landscaped rear garden with an open plan front lawn to the side of which is the driveway affording additional off-street parking and access to the garage which also has light and power. Early viewing is strongly advised.

GENERAL DESCRIPTION:

Part of a sought after residential location, this semi detached villa will appeal to a broad spectrum of the market. Well maintained and presented by the present owners, the internal accommodation comprises entrance vestibule, lounge with staircase to upper level, separate diningroom and fitted kitchen. Upstairs there are three generous bedrooms and an attractive extensive tiled bathroom. Double glazing and gas central heating have been installed. The property is further enhanced by an enclosed landscaped garden to rear, open plan front lawn with driveway to side affording additional off-street parking and access to the garage complete with light and power. Cumbernauld is a former New Town served by an extensive array of shops, restaurants, sporting, leisure and recreational amenities offering something for all tastes. For those needing to commute to all areas of commerce within the Central belt there is good access by either road or rail while for those needing to travel further afield for either business or pleasure Glasgow, Edinburgh and Prestwick International airports are readily reachable in less than 1 hour. Schooling for all ages from pre-school to Further Education is also to hand.

TRAVEL:

From Falkirk heading South West towards Glasgow on the M876 take the M80 sliproad at Junction 5 and continue on the M80 for 1 mile which then becomes the A80 after 4.5 miles take the A73 exit, at the roundabout take the third exit staying on the A73 for roughly 0.2 miles. At the next roundabout take the first exit onto the B8048 and at the next roundabout take the third exit staying on the B8048 for approximately 0.5 mile. At the next roundabout take the second exit still staying on the B8048, at the next roundabout take the third exit and then at the next roundabout take the first exit onto Blackwood Road. After 0.1 miles turn left into Kirkconnell Avenue, No 10 is on your right hand side.

MEASUREMENTS:

Vestibule: 5'6 x 3'11 (1.6m x 1.2m)

Lounge: 15'11 x 14'2 (4.8m x 4.3m)

Diningroom: 10'3 x 7'7 (3.1m x 2.3m)

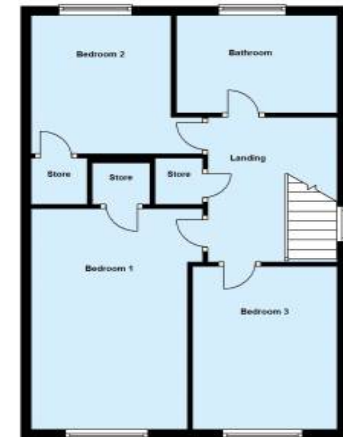
Kitchen: 10'4 x 6'3 (3.1m x 1.9m)

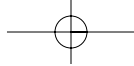
Bedroom 1: 12'4 x 9'7 (3.7m x 2.9m)

Bedroom 2: 9'10 x 8'2 (3.0m x 2.5m)

Bedroom 3: 8'7 x 7'5 (2.6m x 2.5m)

Bathroom: 7'4 x 6'6 (2.2m x 1.9m)





EXTRAS:
All fitted floorcoverings and blinds are to be included within the purchase price.

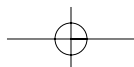
VIEWING:
Strictly by appointment through our Property Department on 01324 626107.

ENTRY:
Negotiable to suit purchaser.

COUNCIL TAX:
Band 'D' - £1,491.57

REF:
KMcl/S2926

HOME REPORT:
A Home Report is available for this property.





DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

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