



BALLOCH

107 BINNIEHILL ROAD

O/o £265,000

Modern 4 bed detached villa on a large plot, in a quiet and sought-after area

Detached family home - Large plot with generous gardens - Double driveway & garage - Sought-after area - EER C



- Detached family home
- Situated on a generous plot
- Quiet & sought after area
- Four bedrooms
- Contemporary décor
- Large rear garden
- Garage & driveway
- Energy efficiency rating C

Situated at the end of Binniehill Road in Balloch, Cumbernauld is this **modern 4 bedroom detached family villa** on a larger than usual plot. Presented to the market by award-winning local agent Kelvin Valley Properties, this lovely home boasts substantial gardens and contemporary décor, and benefits from being right at the end of the street in a quiet position. Internally the property has a large lounge, dining room, fitted kitchen, separate utility, and downstairs cloaks, all on the lower level. Upstairs there are four bedrooms (master is en-suite) and a family bathroom. The property also benefits from having a garage (which can be easily converted), as well as a double driveway and substantial gardens. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with box window to the front allowing plenty of natural light into the room. Laminate flooring. Wallpapered feature wall. Plenty of space for furniture in this lovely room, which is ideal for relaxing or entertaining.



Dining / Family Room

Flexible room situated adjacent to both the kitchen and lounge, currently used as a dining room. Triple window to the rear overlooking the back garden. Laminate flooring. Wallpapered feature wall. Plenty of space for a large table and chairs.



Kitchen

Fitted kitchen with plenty of storage units and extensive worksurfaces. Integral gas hob and sink. There is also an extractor hood, oven, grill and dishwasher, all integrated. Triple window to the rear. Storage cupboard extending under the stairwell. Tiled floor.



Master Bed & En-suite

Large double bedroom with window to the front. Carpeted floor area. Fitted mirrored wardrobes. En-suite shower room with shower in cabinet, wash hand basin and W.C.

Bedroom 2

Large double bedroom to the rear, with fitted wardrobes. Carpeted floor area. Lovely outlook over the large rear garden.

Bedroom 3

Double bedroom to the front with carpeted floor area. Ample space for furniture.

Bedroom 4

Single bedroom to the rear, that could also be used as a home office if desired. Excellent views to the rear. Carpeted.

Bathroom

Fitted family bathroom on the upper level, with bath, wash hand basin and W.C. Part tiled walls. Textured glass window to the rear allowing light in.

Cloaks

Useful downstairs cloaks, adjacent to the utility room and back door. With wash hand basin & W.C.

Gardens, Garage & Driveway

The property benefits from being on a large plot with much larger than usual gardens. The rear garden in particular is spacious, with two patio areas and a large section of lawn. There is also a garage that could be converted in future, and a double driveway to the front.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

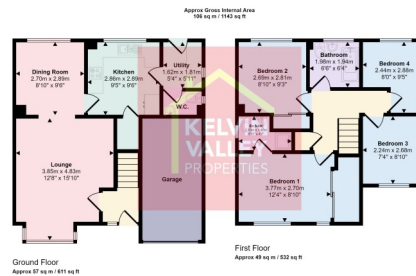
All fixtures, fittings & floor coverings included. The seller has plans for an extension which can be passed onto the buyer at no cost, if desired.

Property Summary

Seldom available 4 bedroom detached family home, on a large plot in quiet in a quiet and sought-after area. Situated in a great spot for commuting, close to M80 motorway and Croy train station. Excellent schooling nearby. We recommend viewing early to avoid disappointment.

Area Summary

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a rapid link to Glasgow, Edinburgh and Stirling on to north & south. Major motorway networks are on your doorstep for excellent commuting.



Viewings

By appointment only
through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2451

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk



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