



CUMBERNAULD

3 TINTO DRIVE

O/o £285,000

Modern & spacious 4 bed detached villa, in sought after part of Balloch

Contemporary family home - Corner plot with generous gardens - Driveway & garage - Energy efficient, with solar - EER B



- Contemporary family home
- Highly sought after area
- Four double bedrooms
- Conservatory to rear
- Garage, driveway and gardens
- Energy efficient, with solar panels
- Recently upgraded kitchen & en-suite
- Energy efficiency rating B

Situated in the popular Balloch area of Cumbernauld, is this **spacious & upgraded four bedroom detached villa** in Tinto Drive. Large family homes don't often come to the market in this sought-after street and buyers in the market for a contemporary property and generous gardens won't want to miss this one! Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large lounge, dining room, conservatory, fitted kitchen, utility and cloaks on the lower level. Upstairs are 4 double bedrooms (one with en-suite), and a family bathroom. Externally there are generous gardens, an integral garage and monoblock driveway. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with bay window formation to the front allowing plenty of light into the room. Feature wall with wood panelling. Contemporary décor and real wood flooring. Plenty of space for furniture in this lovely room, which is ideal for relaxing or entertaining. Open plan access to dining.



Dining Room

Superb dining room, adjacent to the lounge with open plan access to it. Also access to the conservatory and kitchen from here, real wood flooring and neutral décor. Plenty of space for a table and chairs.



Kitchen

Upgraded kitchen with contemporary white storage units and contrasting wooden worktops. Fitted breakfasting area. Integrated double oven, hob, extractor hood double oven and dishwasher. Windows to both side and rear. Access to the integral garage from here. A lovely bright space!



Bedroom 1 & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the front. Carpeted floor area. Recently upgraded en-suite with shower in cabinet, wash hand basin & W.C.

Bedroom 2

Large double bedroom to the rear, with fitted wardrobes offering excellent storage. Carpeted floor area. Excellent views over the rear garden.

Bedroom 3

Spacious double bedroom to the front. Fitted mirrored wardrobes. Carpeted floor area.

Bedroom 4

Another double bedroom, tastefully decorated as a nursery. Carpeted floor area and fitted wardrobes. Window to rear.

Bathroom

Modern fitted bathroom, with bath, wash hand basin with vanity units and W.C. Part tiled walls and vinyl floor. Textured glass window to rear.

Cloaks

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

Gardens, Garage & Driveway

Generous plot with substantial rear gardens containing both a large section of lawn and substantial sun deck. Integral garage, which could be converted in future. Monoblock driveway to front.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

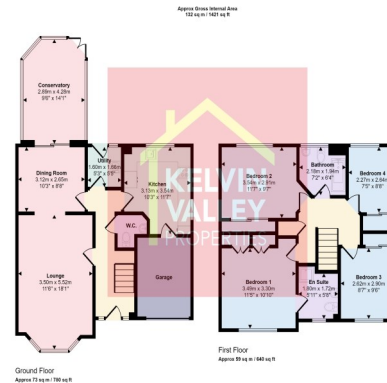
All floor coverings, fixtures & fittings included.

Property Summary

Spacious and upgraded 4 bedroom detached villa in sought Tinto Drive in Balloch. Boasts a contemporary interior and is sited on a generous corner plot. Close to both the M80 motorway and Croy station, offering excellent commuting. Early viewing is advised to avoid disappointment.

Area Summary

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary school 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, yet the area is close to open countryside with many outdoor activities available.



Viewings

By appointment only through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2489

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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