



## 3 WELLESLEY DRIVE, CUMBERNAULD

O/O £145,000

Situated on a generous plot with private gardens and driveway, is this **modern two bedroom semi-detached villa** in the popular Blackwood area of Cumbernauld. Ideal for a first time buyer or someone looking to move up to a house from a flat, the property has had many upgrades carried out in recent times including new windows and a new kitchen. Internally there is a lounge with dining area, recently fitted kitchen, two double bedrooms, and a fitted bathroom. Externally there are private front and rear gardens as well as a long driveway to the side. The full property details and home report can be accessed on the Kelvin Valley website.



- Generous plot with long driveway
- Sought after area
- Two double bedrooms
- Upgraded white gloss kitchen
- New windows installed
- Contemporary interior
- Close to Broadwood Loch
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
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## Entrance

From the roadside, you access the private driveway to the side which leads to the front door. The entrance hallway provides access to the downstairs cloaks, kitchen and lounge.

## Lounge / Dining

Contemporary lounge with modern decor. French doors open out into the rear garden. Ample space for both living and dining furniture. Laminate flooring.

## Kitchen

Recently upgraded kitchen with contemporary white gloss storage units and extensive workspace. Integral sink, hob, oven and extractor hood. The freestanding fridge/freezer is included in the sale. Double window to the front. An attractive & well appointed kitchen.

## Bedroom 1

Large double bedroom to the front. Carpeted floor area. Plenty of space for furniture.

## Bedroom 2

Further bedroom, this time to the rear with triple window offering views over the back garden. Carpeted floor area.

## Bathroom

Fitted bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Part tiled walls. Textured glass window to the side allowing natural light in.

## Cloaks

Accessed from the main hallway, with wash hand basin and W.C.

## Sales Information

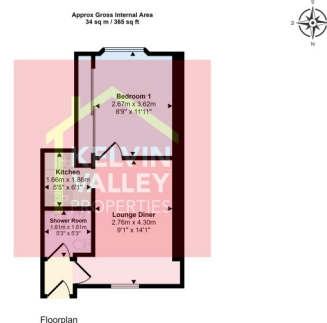
All floor coverings, light fittings & blinds included.

## Property Summary

A modern and seldom available two bedroom semi-detached villa, in a popular area. Benefits from having been upgraded in recent times with new kitchen and new windows. Also on a generous plot with long driveway and good-sized gardens. Early viewing is advised to avoid disappointment.

## Area Details

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, yet the area is close to open countryside with many outdoor activities available.



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.

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## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John**

Reference Number: **K/2447**



**Post Code for Sat Nav**

**G68 9PG**