



CUMBERNAULD

7 MULBERRY DRIVE

O/o £259,995

Contemporary 3 bed detached villa on a great plot, backing onto countryside

Beautifully presented detached villa - Countryside at the rear - Monoblock driveway - Contemporary interior - EER C



- Immaculate detached villa
- Three double bedrooms
- Backing onto countryside
- Superb plot in the development
- 5 years left on NHBC warranty
- Private gardens & driveway
- Beautiful contemporary décor
- Energy efficiency rating C

Situated on a fantastic plot backing onto countryside, is this **immaculate three bedroom detached villa** in the sought after Mulberry Drive in Cumbernauld. Situated close to Greenfaulds High School as well as the M80 motorway, the property is in an excellent position for family living and boasts a beautiful contemporary interior. Presented to the market by award-winning local agent Kelvin Valley Properties, this fantastic home has a spacious lounge, fitted dining kitchen, and cloaks on the lower level. On the upper level there are 3 double bedrooms (the principal has an en-suite) and a family bathroom. Externally there is a monoblock driveway and private enclosed gardens. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with triple window formation to the front allowing plenty of light into the room. Contemporary décor. Carpeted floor area. Plenty of space for furniture. Useful in-built storage cupboard providing valuable storage.



Principle Bedroom & En-Suite

Spacious master bedroom with double window to the front. Double fitted mirrored wardrobes providing excellent storage. Carpeted floor area. Neutral décor. Modern en-suite, with walk-in shower, wash hand basin and W.C.



Dining Kitchen

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink and oven/hob/hood. The fridge/freezer and washing machine and dishwasher are also all integrated. Plenty of space for a dining table and chairs as well as a sofa. Glass door to the back garden from here.



Bedroom 2

Large double bedroom to the rear with excellent views over the back garden and countryside. Carpeted floor area. Plenty of space for furniture.

Bedroom 3

The smallest bedroom is still double size, with carpeted floor area. Window to the rear with excellent views across countryside.

Bathroom

Modern fitted bathroom, with bath, wash hand basin and W.C. Part tiled walls. Textured glass window to the front allows natural light into the room.

Cloaks

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

Gardens & Driveway

The property is situated on a fantastic plot with very private rear garden and backing onto countryside. Private gardens to front and rear, as well as a large monoblock driveway to the front. The rear garden contains two patio areas as well as a shed.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

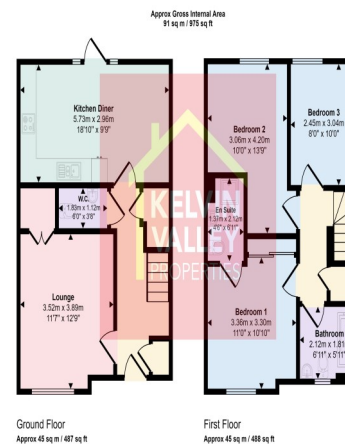
All fixtures, fittings & floor coverings included.

Property Summary

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 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.



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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2465**



Post Code for Sat Nav

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