



11 Craigend Road, Condorrat, Cumbernauld, G67 4JX

Offers Over £265,000

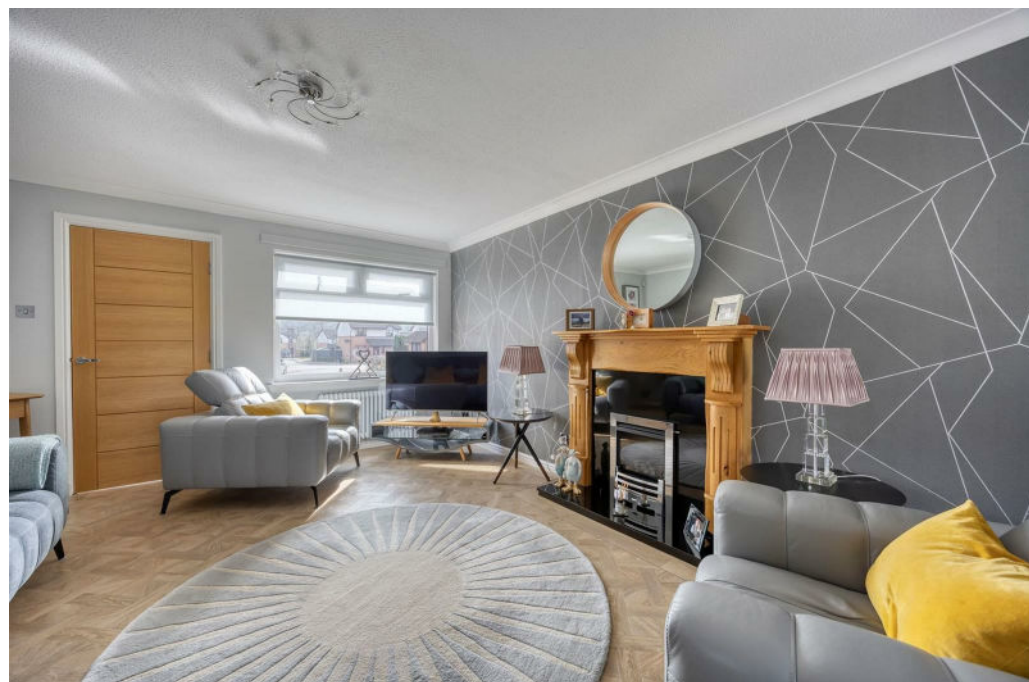
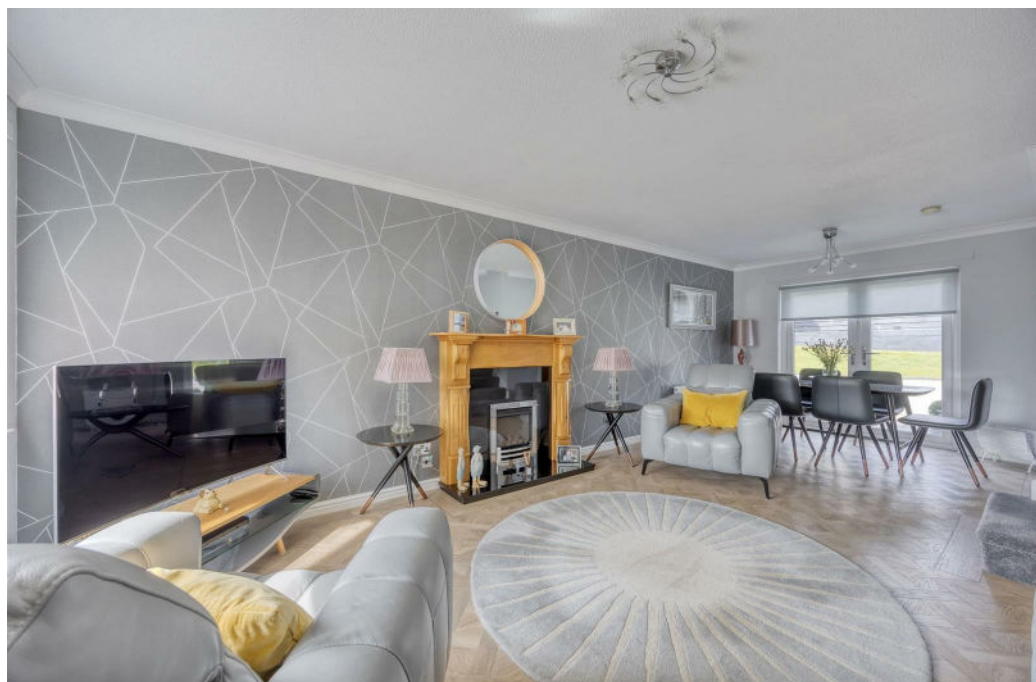
- Exceptional 3 Bedroom Detached Property
- 3 Bedrooms - Master Ensuite
- Additional Downstairs w/c
- EER - C
- Professionally Extended
- Spectacular Kitchen with Utility Area Off
- Landscaped Gardens
- Tastefully Presented & Beautifully Maintained
- Spacious & Bright Lounge/Dining Area
- Garage, Driveway, GCH & DG

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Seldom available is such a tasteful property, which has been professionally extended and renovated to an impeccable standard by the current owners. This family home will appeal to a wide array of buyers and is located within an extremely desirable residential pocket, on a preferred corner plot. Early viewing is imperative. EER - C



Council Tax Band: E



This magnificent detached property has been professionally extended, tastefully presented and impeccably maintained by the current owners. Seldom do you see a property with the standard of finish with such true "show home" appeal. The sellers have invested considerable time and finance in creating such a wonderful family home.

Located within a preferred corner plot, accommodation comprises, entrance hall with w/c, spacious and bright, open plan kitchen dining area, with focal fireplace and french doors to the rear garden. The stylish kitchen has been methodically designed, providing the perfect environment to cook/relax/entertain. There are ample base and wall mounted units, substantial work surface space and a selection of quality integrated appliance including a wine fridge, 5 burner gas hob, dishwasher and fridge/freezer. There is also a very useful utility area to the rear of the kitchen, where the boiler is housed.

On the upper level, the landing is surrounded by the contemporary glass balustrade. The luxurious master bedroom boasts a most stylish ensuite shower room and generous wardrobe storage. A further double bedroom (currently utilised as a tv room), is located to the front and the 3rd bedroom is beautifully presented with built in storage. The house bathroom completes the property, with a modern design, over the bath thermostatic shower, heated towel rail and neutral tiling.

Externally the monoblocked driveway accommodates parking for 2 vehicles, the rear garden is fully enclosed, ideal for young children/family pets and the patio area provides space to relax and/or entertain. Further benefits include an integral garage, external lighting, external water tap, DG and GCH.

Room Dimensions

Vestibule

Lounge

Dining Area

Kitchen

Utility Room

w/c

Master Bedroom

Ensuite

Bedroom 2

Bedroom 3

Bathroom

Property Summary

A contemporary family home in a sought-after area, very close to both the M80 & M73 motorways with excellent commuting. Benefits from being in a quiet development and on a much larger than usual plot with substantial garden space. Early viewing of this superb family home is advised to avoid disappointment.

Area Summary

Condorrat is a village on the edge of Cumbernauld and offers good local amenities including shops, a pub, a local garage, health & leisure and a primary school. Access to the M80 & M73 motorways offer excellent commuting, as well as nearby Croy railway station which provides a regular link with Glasgow, Edinburgh and Stirling. The larger town of Cumbernauld with a town centre and full amenities is only a short distance away. A great base to commute from.

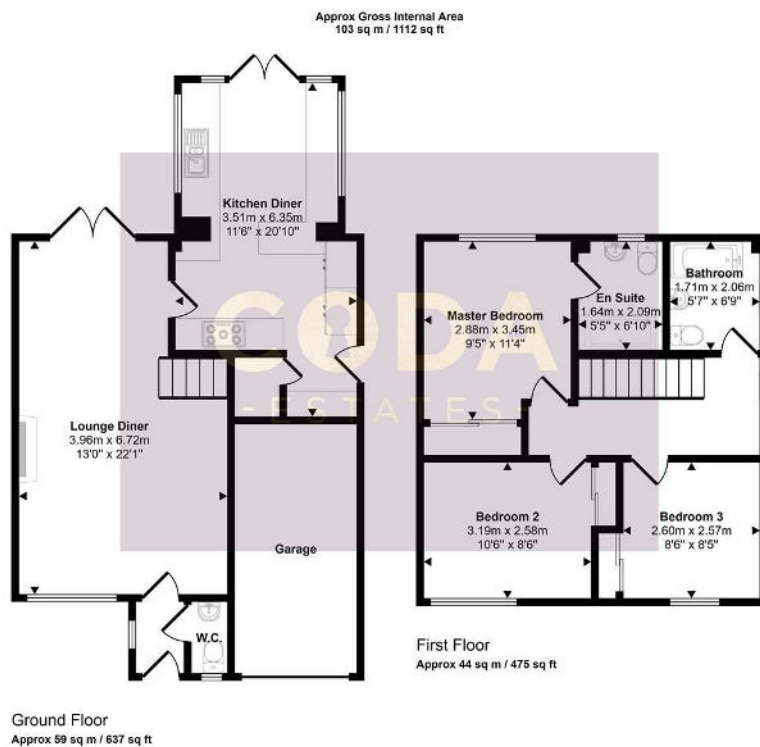
Home Report Available on Request

EER - C

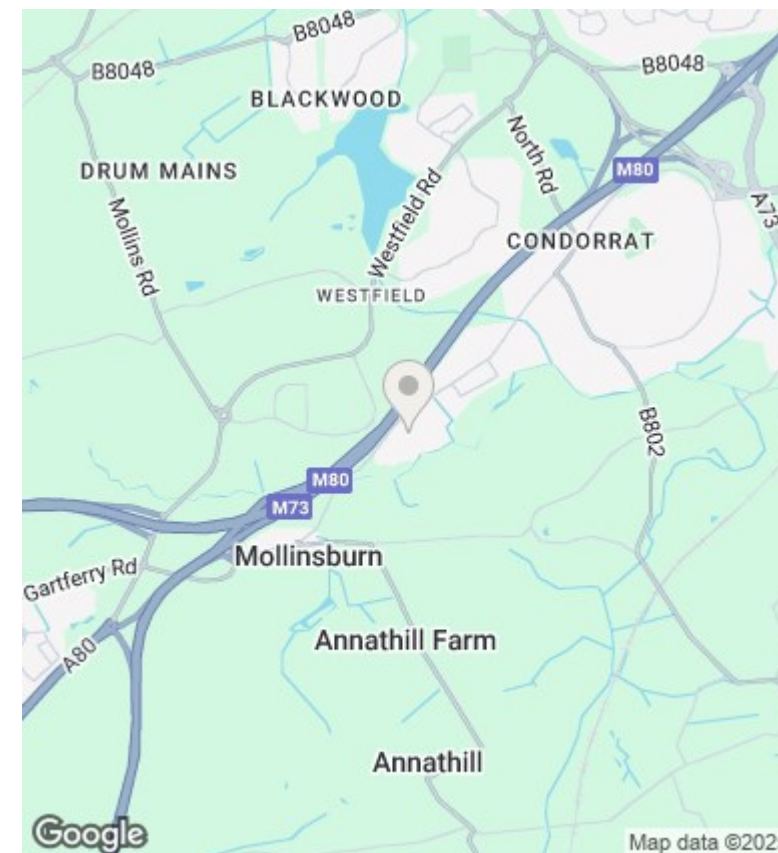
Viewings Strictly By Appointment







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC