



25 Kingshill Avenue, Blackwood, Cumbernauld, G68 9NF

Offers Over £225,000

- Detached Family Home
- 3 Bedrooms - All with Fitted Storage
- Beautiful 4 Piece Family Bathroom
- South-West Facing Garden with Astro-grass
- Close to All Local Amenities
- Attractive Semi Open Plan Layout
- Modern Fitted Kitchen with Integrated Appliances
- Detached Garage with Private Driveway
- Proximity to Station and Motorway Network
- EER - C

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Nestled in the desirable area of Blackwood, Cumbernauld, this charming detached house offers a perfect blend of comfort and convenience. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas.

This house combines contemporary design with the charm of a well-established neighbourhood. The location in Cumbernauld offers a range of local amenities, schools, and parks, making it a fantastic choice for families and professionals alike.

In summary, this detached house on Kingshill Avenue presents an excellent opportunity for those seeking a comfortable and spacious home in a vibrant community. With its generous living space, convenient parking, and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.



Council Tax Band: E



Tucked away in a popular and family-friendly pocket of Blackwood, Cumbernauld, this well-presented 3-bedroom detached home offers a fantastic blend of comfort, space and practicality — perfect for modern family living. The ground floor features a bright and spacious semi open-plan lounge, dining area, and kitchen with integrated appliances, creating a welcoming heart to the home. Ideal for both relaxed everyday life and entertaining, this flexible layout is filled with natural light and flows effortlessly to the rear garden. There is also a convenient downstairs w.c. as well as bespoke under-stairs storage.

Upstairs, the property offers three well-proportioned bedrooms, all neutrally decorated, along with a stylish four-piece family bathroom, accessed from both the master and hallway, complete with separate shower and bath – ideal for growing families.

Externally, the home continues to impress with a sun-soaked, south-west facing rear garden, offering excellent space for children to play or for summer entertaining. A detached garage and private driveway provide secure off-street parking and valuable storage.

Located close to local shops, parks, and schools, with excellent transport links nearby, this property is a perfect fit for families or couples looking to settle in a well-connected and peaceful area.

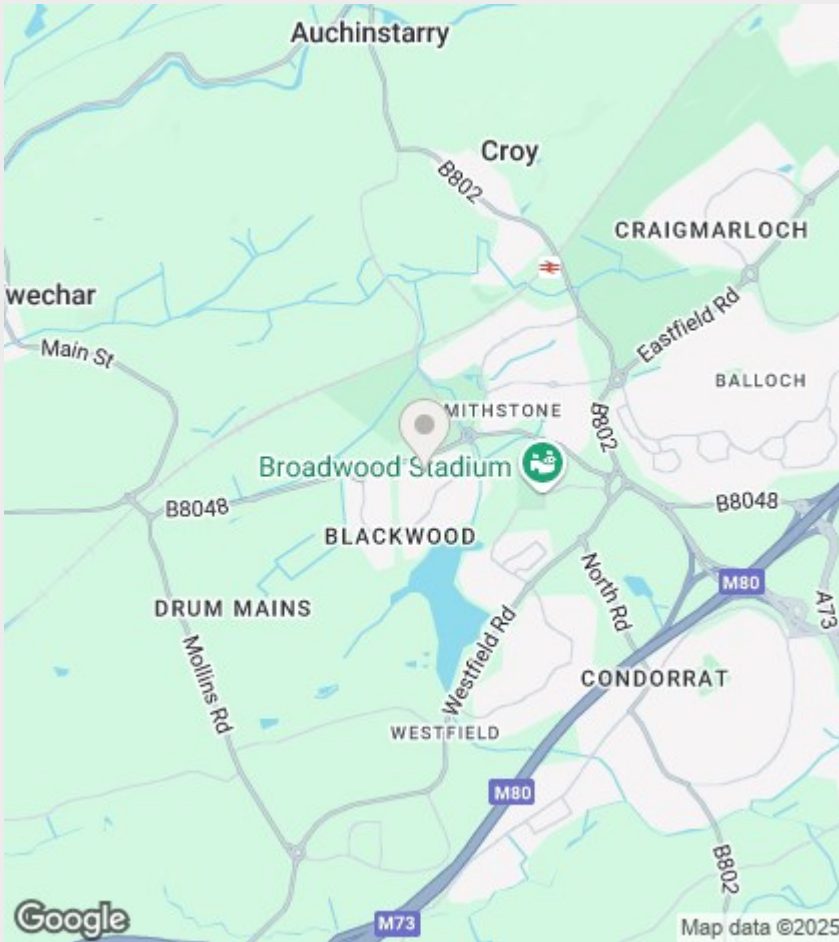
Home Report Available on Request

NL Council Band E

EER - C

Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 01417751050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
83 sq m / 897 sq ft



Denotes head height below 1.5m

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.