CODA
-ESTATES-









35 Craigend Road, Condorrat, CUMBERNAULD, G67 4JX

Offers Over £250,000

- Impressive three-bedroom detached residence set within the established Condorrat neighbourhood
- Generous principal reception room offering ample space for both relaxation and entertaining
- Well-appointed kitchen complemented by a useful separate laundry room
- Additional ground floor WC, enhancing practicality for day-to-day family life
- Easily maintained outdoor grounds, ideally positioned close to everyday amenities, schooling and major transport routes
- Versatile two-storey accommodation incorporating three bedrooms and two bathrooms
- Dedicated dining space providing an ideal setting for family meals and social occasions
- Three double bedrooms, offering comfortable sleeping accommodation and flexibility for home working
- Integral garage and private front driveway providing valuable parking and storage options
- Energy efficiency rating - C

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050
sales@codaestates.co.uk
www.codaestates.co.uk

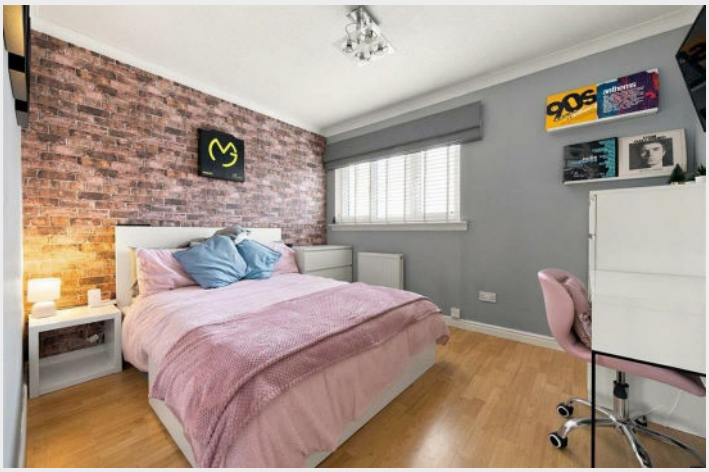
35 Craigend Road, CUMBERNAULD G67 4JX

Situated within the popular Condorrat area of Cumbernauld, this attractive three-bedroom detached family home offers well-proportioned accommodation arranged over two levels, complemented by an integrated garage, private driveway and low-maintenance garden grounds.

3 2 1 C

Council Tax Band: E







The property is ideally positioned for access to a wide range of local amenities, schooling and transport links, making it an excellent choice for families, first-time buyers and those seeking a well-connected home.

The ground floor accommodation begins with an entrance hall leading through to a generously proportioned lounge, providing an excellent space for relaxation and everyday family living. The adjoining dining area offers a natural connection between the principal living spaces, while the fitted kitchen provides a range of appliances, storage, and preparation facilities. A separate utility room adds further practicality, with the ground floor accommodation completed by a convenient WC. Access to the rear gardens is off both the dining room, via set of patio doors, and from the utility room.

The upper floor hosts three generous double bedrooms. All offer comfortable accommodation, with the master boasting convenient en-suite facilities. The 3-piece family bathroom completes the upstairs, and provides additional flexibility and convenience for every-day family living.

Externally, the property occupies a low-maintenance plot, with a private driveway providing off-street parking and access to the integrated garage. The garden grounds offer a mixture of astro-grass, decking, and paving ensuring an easily managed outdoor space, ideal for those looking to enjoy the benefits of a private garden without extensive upkeep.

Craigend Road is conveniently situated within Condorrat, with a selection of shops, supermarkets, schooling and everyday amenities available nearby. The property is also particularly well placed for commuters, with excellent access to the surrounding road network, including the M80 motorway, connecting to Glasgow, Stirling and beyond.

Early viewing is highly recommended to appreciate the accommodation, convenient location and excellent potential this detached family home has to offer.

Home Report available on Request
Viewings Strictly By Appointment
EER - C
Council Tax Band - North Lanarkshire E

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. 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



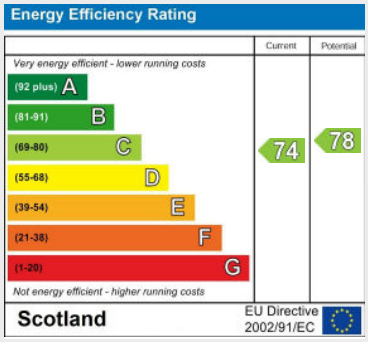
Directions

Viewings

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

EPC Rating:

C





TOTAL: 85 m2

Ground floor: 39 m2, 1st floor: 46 m2

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050
sales@codaestates.co.uk
www.codaestates.co.uk