

667 Stirling Road

LUGGIEBANK, CUMBERNAULD, NORTH LANARKSHIRE, G67 4AB



*A BRIGHT AND SPACIOUS, EXTENDED -
THREE BEDROOM SEMI-DETACHED HOUSE*



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this beautifully presented three bedroom, extended semi-detached, house formed over two levels that sits within fully enclosed gardens, positioned on a highly sought after street, in a popular pocket of 'Luggiebank'.

On entering this unique property, the welcoming hallway has periodic features which set the tone for the rest of the house. A welcoming hallway leads to all apartments on this level. To the rear of the property, there is a reception room/snug with a feature fire and surround, giving the room a real cosy feel and a large dining kitchen and wide-reaching lounge thereafter





The dining kitchen has a selection of floor and wall mounted units with a contemporary worksurface, creating a fashionable and efficient workspace. This room will be popular with all members of the family and it's easy to imagine the evenings of fine dining it will play host to.







The family lounge is flooded with natural light from floor-to-ceiling windows and a set of doors that open onto the garden, where you can invite the outside in. Many a relaxing evening will be spent in this zone unwinding after a hard day at work.





Bedroom three is pleasantly located on this level but has been transformed into a formal sitting room that boasts a host of features. The spacious wet room completes the accommodation on this level.





Journeying upstairs, the contemporary styling continues. On this level you will discover a further two well-proportioned bedrooms. Both of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A four-piece family bathroom suite with stand stand-alone bath, completes the accommodation internally.

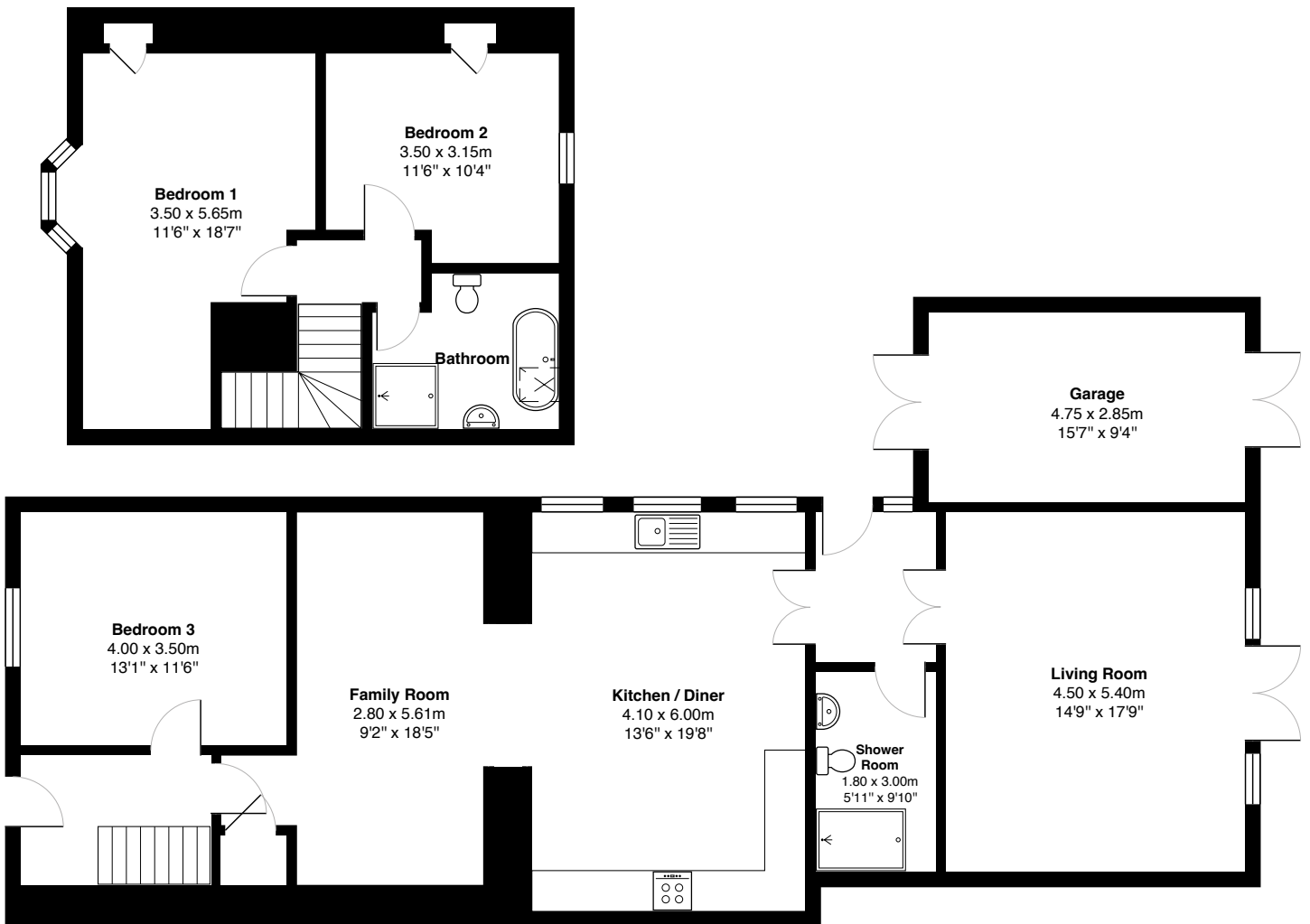




Bedroom 2







Gross internal floor area (m²): 143m²

EPC Rating: D

Externally, the property has enclosed front and rear gardens with a driveway to the side and a garage thereafter.

The garden grounds to the rear offer a level of privacy and are not overlooked - a great spot to spend a summer's night with friends and family. The property has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round.



Situated within the delightful village of Luggiebank, 667 Stirling Road has an enviable position within the heart of the central belt of Scotland and is well-situated with a wide range of local amenities within the town centre including shops, restaurants, supermarkets and schools. The nearby Cumbernauld train station is only 1.3miles away and provides a frequent rail service to Glasgow, Edinburgh and further afield. The area is also home to a number of sports clubs and golf clubs. The M80 (3.3miles away) provides a high-speed link to Glasgow City Centre (approx. 13 miles away).





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.