

inksters

solicitors

**SEMI DETACHED
VILLA**

23 Keirhill Road
Balloch
Cumbernauld
G68 9BH

Offers Over £105,000

GSPC Reference 122632

GSPC



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Accommodation
comprises:
Entrance
Lounge
Dining Kitchen
Bedroom 1
Bedroom 2
Bathroom
Gardens
Parking

A rarely available semi detached villa enjoying a prime position within this popular development. Internally the property is presented to the market in walk in condition and provides spacious accommodation comprising entrance, hall, lounge, quality fitted dining sized kitchen, two well proportioned bedrooms and well equipped bathroom. The property further features a fresh and neutral decorative program, whilst in addition there is a system of gas central heating and double glazed window units. Externally there are well tended landscaped gardens and a monoblocked driveway providing ample off street parking. This property should appeal in particular to the first time buyer/young couple end of the market and as such early viewing is advised in order to avoid disappointment.

Situated within this popular locale the property is well placed for local amenities within walking distance which cater for day to day requirements. Alternatively Cumbernauld centre is easily accessible and provides a more diverse range of shops, supermarkets and recreational activities as well as a selection of bars and restaurants. The area benefits from excellent public transport links both via the bus and rail network which connect to Glasgow City Centre and the Central Belt. Access paths onto the M8 motorway network are reachable within a respectable ten minutes drive.

Entrance

Initially via a UPVC double glazed entrance door with opaque stained and leaded glass insert leading onto the lounge.

Lounge

14'5" x 12'5"

A bright and well presented principal apartment offering a picture window formation to the front. Two toned emulsion finish to walls. Laminate flooring. Timber skirtings and door surrounds. Ceiling coving. TV aerial point. Telephone point. Ample power points. Wall mounted central heating radiator.

Dining Kitchen

13'9" x 9'8"

A bright and generously proportioned dining sized kitchen with UPVC opaque glazed door to the rear leading onto landscaped gardens. Window formation to the rear. The kitchen incorporates a range of base and wall mounted storage units with complementary worktop surface area. Integral stainless steel sink with drainer to side and mixer tap controls. Space for slot in cooker and upright fridge/freezer. Ample space for table and chairs. Integral understairs storage cupboard to the side. Splashback effect tiling, linoleum covering to worktop surface level. Emulsion finish to walls. Tiled flooring. Wall mounted central heating radiator. Ample power points.

Bedroom 1

11'0" x 10'4"

A bright and spacious double bedroom with twin window formation viewing to the front. Integrated mirror fronted sliding door storage cupboard shelved with hanging rail. Emulsion finish to walls. Laminate flooring. Timber skirtings. Ceiling coving. Wall mounted central heating radiator. Ample power points.





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INVESTOR IN PEOPLE

Bedroom 2 10'7" x 6'9"

A second bright and well appointed bedroom with window formation to the rear with pleasant elevated aspects. Integral mirror fronted sliding door storage cupboard shelved with hanging rail. Wall mounted central heating radiator. Ample power points.

Bathroom 6'1" x 5'5"

A well equipped modern fitted bathroom incorporating a new three piece suite to include low set WC, wash hand basin and deep panelled bath. Still to be completed cosmetically.

Gardens

The property benefits from its own private gardens located to the rear and incorporate a generous lawn section with landscaped slabbing and decorative chipped area to the far left. The garden incorporates a timber constructed garden shed and perimeter timber fencing ensures privacy.

Parking

The property benefits from a monoblocked driveway providing ample off street parking.

Central Heating

The property benefits from a system of gas central heating.

Glazing

The property benefits from double glazing.

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

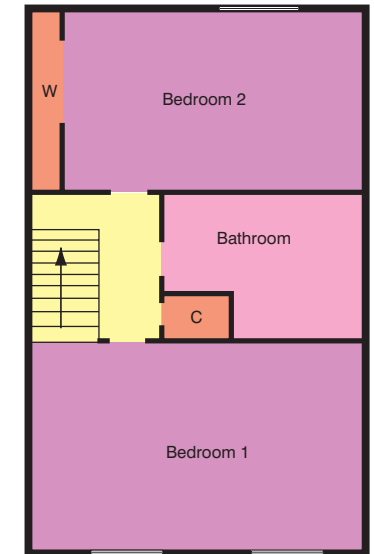
Negotiable

Travel Directions

Coming from Glasgow continue straight ahead on to M80, approach the Crowwood roundabout, follow road past Moodiesburn. Take exit for Cumbernauld. Follow signs for Balloch staying on the left hand side. Drive towards Balloch roundabout. Turn right onto Balloch Road Loop Road. Turn left on to Cowan Road. Turn left into Kierhill Road and No. 23 sits facing up the street.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale