



## 71 Stonylee Road, Cumbernauld, Glasgow, G67 2LP

Offers Over £82,500

- Fabulous Potential !!!
- Dining Kitchen With French Doors
- Garage and Shed
- EER - D
- Spacious 3 Bedroom End Terrace Property
- Large Bathroom with Shower
- Private Garden Plot
- Large Reception Room
- GCH & DG
- Close to All Local Amenities

# 71 Stonylee Road, Glasgow G67 2LP

\*\*\*Similar Properties Urgently Required For Waiting Buyers !!! \*\*\* This delightful end terraced house offers excellent accommodation over 2 levels, making it an ideal choice for families or those seeking extra space. With a central location, residents will enjoy easy access to local amenities, schools, and transport links, making daily life both convenient and enjoyable. Whether you are a first-time buyer or looking to settle down in a welcoming area, this property is certainly worth considering. EER - D



Council Tax Band: B



This end terrace property provides wonderful family accommodation over 2 levels. Located within a popular residential area close to all local amenities, early viewing will be essential.

The property does require a degree of up-grading throughout however provides phenomenal potential for any interested buyer

Accommodation comprises a substantial dining kitchen which flows naturally to the lounge/dining area. The kitchen has french doors leading to the rear garden. On the upper level you will find 3 bedrooms ( 2 generous double bedrooms and a further single room) all of which look over the rear garden, and the house bathroom. The bathroom benefits from bath and shower facilities. Further benefits include GCH, DG & generous storage throughout. Externally the generous corner plot has been developed to allow for outdoor living with the addition of a large raised decked patio area, paving slabs. There is also a shed and garage which will be included in the sale. This garden provides the perfect space for relaxing and/or entertaining.

#### Room Dimensions

Lounge - 4.39m x 2.66m

Dining Room - 3.47m x 2.19m

Dining Kitchen - 4.32m x 3.58m

Master Bedroom - 3.87m x 2.66m

Bedroom 2 - 4.31m x 2.56m

Bedroom 3 - 2.64m x 2.43m

Bathroom - 2.69m x 1.58m

The property lies in the Carbrain area of Cumbernauld and is well positioned within walking distance of a number of Cumbernauld's amenities including Cumbernauld Town Centre, the Tryst Leisure centre, several major supermarkets, retail parks, as well as varied sporting and leisure facilities all available in and around the Town. There is schooling at both primary and secondary levels in the area. Transport infrastructure includes an excellent bus

service to both the surrounding areas and further afield, Cumbernauld Station just a short walk away, and for commuters the property is just a few minutes from the M80 connecting Cumbernauld with Central Scotland's motorway networks.

Home Report Available on Request

EER - D

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.

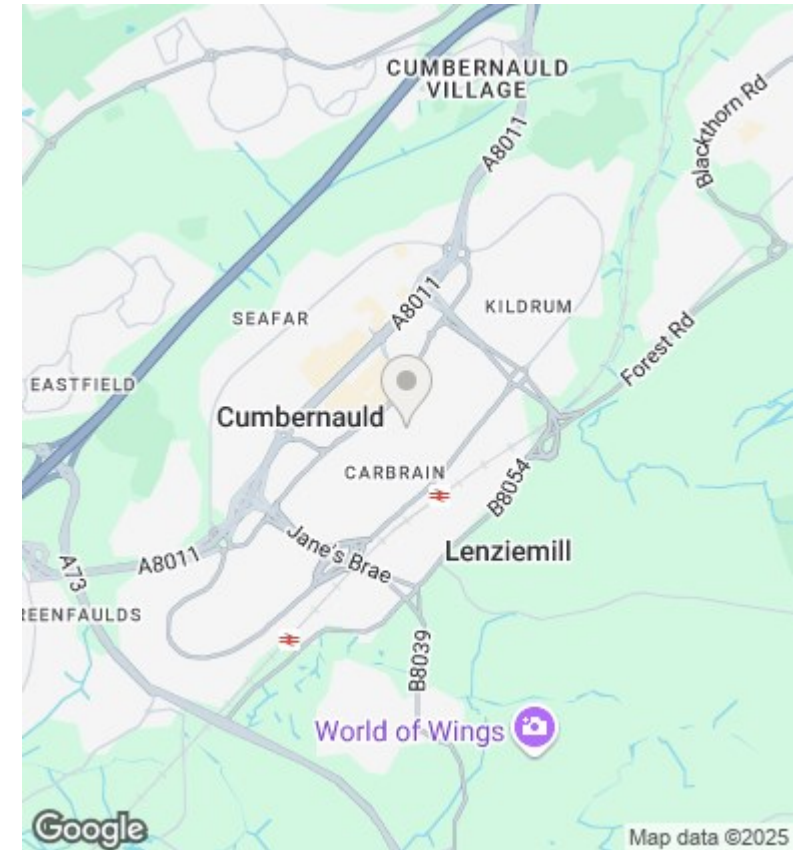








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



## Directions

## Viewings

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

## Council Tax Band

B

