



Blantyre Gardens
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Alexander Taylor are delighted to bring to the open market this larger sized four bedroom detached Villa, which comes complete with a converted garage to give you an additional bedroom, snug or lounge.

The subjects are set within the highly desirable known locally as "Blackwood Cumbernauld". The area sits westerly to the main town of Cumbernauld, and is close to Kirkintilloch, Moddiesburn and Lenzie. Croy train station is only minutes by car and offers park and ride facilities. Motorway connections are close by and offer speedy access to Glasgow, Stirling and Edinburgh. There is a man made loch, open countryside, both on your doorstep, if the great outdoors is your thing. This home is a perfect location for the discerning buyer, who wants a great home, in a great location with so many local amenities on their doorstep.

Now let's have a look at what this super home has to offer:

Firstly, the build is of a traditional build, which is seldom seen in today's market, builders no longer use this method mainly due to cost, so straight away you have a superior home. The current owners found their forever home unexpectedly, hence why they have just replaced all the windows to newly fitted (Jan 23). The boiler was re-placed around six years ago and the electric board was re-placed December 2022.

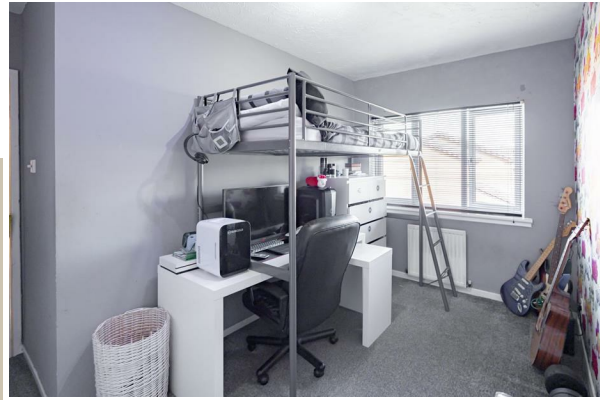
The accommodation is spacious throughout and is in excellent condition. On entering you have a generous sized hallway which gives way to the garage conversion, lounge, WC and Kitchen. The stairs to the upper floor sit centrally within the hallway.



The lounge is of a generous size and will come complete with the feature living flame gas fire and surround. There is a side and front window to this room. There is a great flow from the lounge to the dining room, by way of an opening. The dining room gives ample space to accommodate a family sized dining suite. Our client has a large eight seater suite within the room and there is still plenty of room for side board etc.. The kitchen can be accessed off the hallway and off the dining room. This room is fitted with a white high gloss unit with co-ordinating work surfaces. The appliances that will form part of the sale are: a free standing American Fridge Freezer, free standing Dish Washer, single electric Oven, hob and Extractor. Access to the utility room is off the kitchen. This room gives you two additional appliance spaces. To conclude the ground floor, you will find the garage conversion, which can be used as a further bedroom or lounge.

The upper accommodation comprises of a huge master bedroom, which will come with six doored mirror robes. The en-suite is fitted with a large shower/bath, WC and wash hand basing. Bedroom two and three are both double bedrooms and both have fitted robes. Bedroom four is a larger sized single bedroom. The family bathroom is fitted with a white three-piece suite, which will include an electric shower over the bath.

Externally you have a long Monoblock driveway, which can accommodate several cars. The rear gardens are mainly lawn and will come with a decked area, large patio and the garden swing and garden shed will form part of the sale.



Items included within the sale are:

All flooring

All Window Blinds

All Light fittings

Free standing American Fridge Freezer

Free standing Dish Washer

Electric Oven

Four burner Hob

Extractor

TV bracket and TV to Master bedroom

Garden Shed

Lounge
11'6" x 18'3"

Dinning Room
10'7" x 11'3"

Kitchen
9'2" x 12'7"

Family room/Bedroom 5
7'8" x 15'10"

Utility Room
5'8" x 7'4"



- Four-bedroom large style Detached Villa
- Garage conversion
- Large room sizes throughout
- Newly fitted UPVC Double Glazing (Jan 23)
- All Appliances will form part of the sale
- Sesperate dining room
- Huge Master Bedroom
- Large En-suite with shower/bath
- Corner Plot
- Traditional Build

Master Bedroom
10'7" x 15'0"

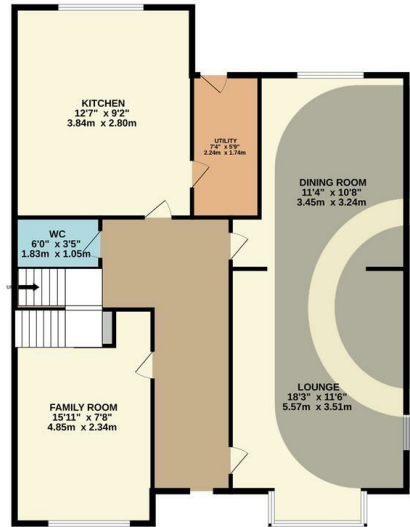
En-suite
5'4" x 8'7"

Bedroom Two
10'11" x 12'7"

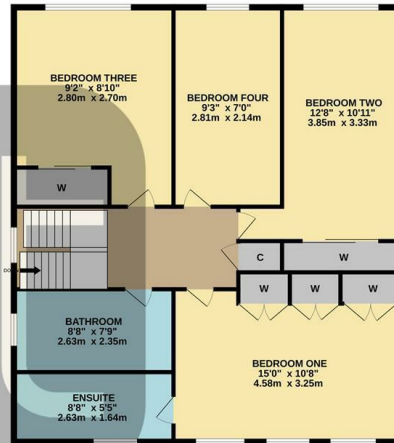
Bedroom Three
9'2" x 8'10"

Bedroom Four
7'0" x 9'2"

GROUND FLOOR
1587 sq.ft. (147.5 sq.m.) approx.

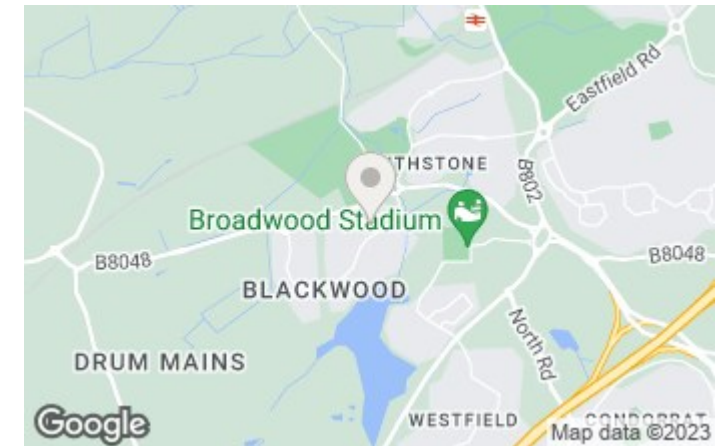


1ST FLOOR
1482 sq.ft. (137.6 sq.m.) approx.



TOTAL FLOOR AREA: 3069 sq.ft. (285.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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