



£39,500 offers Over

Rowan Road, Abronhill, Cumbernauld

Flat | 1 Bedroom | 1 Bathroom

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www.yendorhomes.com



Step Inside

Key Features

- **Ideal Property Investment**
- Modern Fitted Kitchen
- Fully Tiled Bathroom
- Freshly decorated 2nd Floor Flat
- Open Outlook
- Spacious Lounge
- Closes to Local Amenities and Transport links
- Home Report £45,000
- Private storage room on ground floor

Main Particulars

INVESTOR OPPORTUNITY - TENANTED PROPERTY IN CENTRAL CUMBERNAULD

Yendor homes are delighted to bring to the market this deceptively sized second floor flat with an open outlook to the rear. This well present one bedroom flat positioned well within the popular Abronhill locale comprises of a spacious bright lounge, modern fitted kitchen, large double bedroom with fitted wardrobes, welcoming large hallway with ample storage and a modern bathroom.

Other benefits include newly fitted boiler, GCH, DG, generous storage and cellar

This flat would appeal to a range of prospective investors and viewing is a must to avoid disappointment.

Living Room - 4.1 x 4.1 (13'5" x 13'5") - Generously sized room with double aspect large double glazed windows with fantastic outlook to the rear. Freshly decorated with laminate flooring.

Kitchen - 2.1 x 3.0` (6'10" x 9'10"`) - Good sized modern fitted kitchen with ample wall and base units. Double glazed window to the rear of the property with forest outlook..

Hallway - Welcoming hallway entered via part glazed elegant Upvc door. Freshly decorated with laminate flooring giving access to all rooms and houses large storage cupboards.

Bedroom - 4.1 x 3.3 (13'5" x 10'9") - Large double bedroom with large double glazed window to the rear of the property with open outlook. Modern décor with carpet flooring. Double modern mirrored sliding door wardrobe .

Bathroom - 1.9 x 1,8 (6'2" x 3'3",26'2") - Fresh fully tiled bathroom comprising of white three piece bathroom suite comprising of WC, pedestal sink and bath with over bath brand new electric shower.

External -

This is a wonderful flat in a popular residential location .The property is close to local amenities, transport links and schools.

Cumbernauld offers great commuter links to both Glasgow and Edinburgh by train (Croy and Cumbernauld Stations) and motorway. Cumbernauld also has an assortment of Primary Schools and Secondary Schools, with Cumbernauld College providing for Higher Education. A good range of shopping is available via Cumbernauld Town Centre. There are also transport links to the M80, M73 and M8 motorway networks.

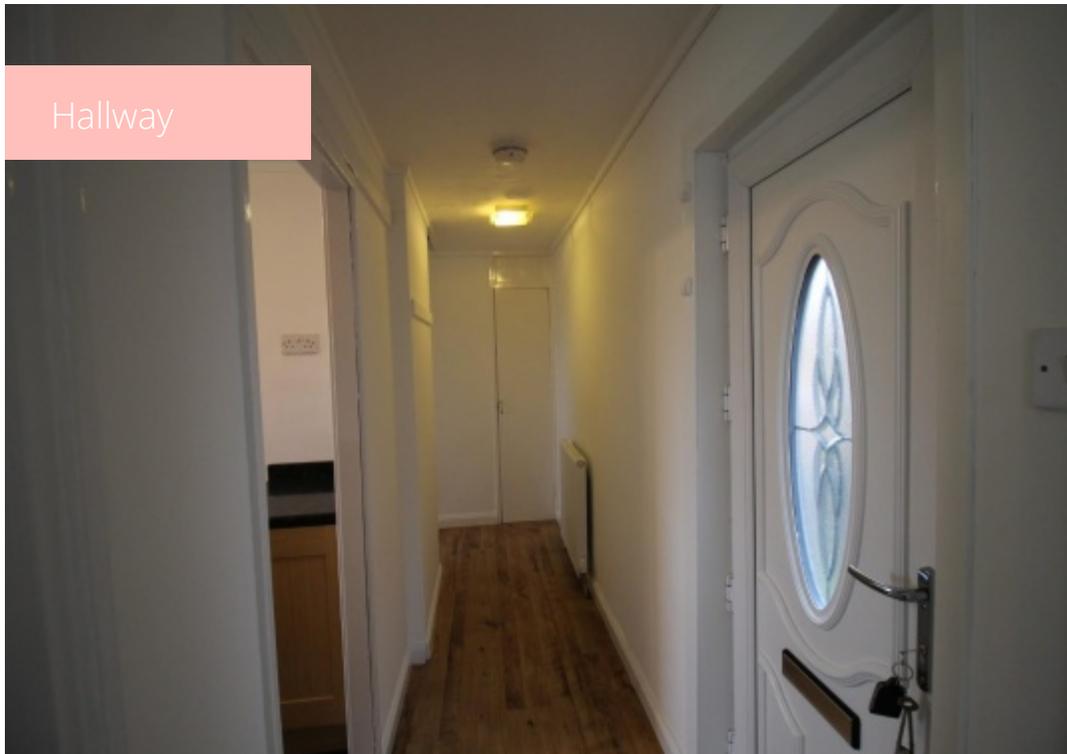
Bathroom



Bathroom



Hallway



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Ground Floor



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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