



## 27 Birkenburn Road, Cumbernauld, Glasgow, North Lanarkshire, G67 3QS

Well-Presented, Dual Aspect, Ground-Floor Studio Flat with Allocated Parking Space

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# Property Description

Well presented, dual aspect, ground-floor studio flat, with an allocated parking space. Forming part of a factored residential development in a quiet area northeast of Cumbernauld centre.

Comprises an entrance hall, living room/bedroom, kitchen and shower room.

Features include a fitted kitchen with appliances and a modern bathroom. In addition, there is electric heating, double glazing, and superb storage provision.

The development has well-kept grounds including shared drying greens and residential parking.

A welcoming entrance hall has a built-in store/cloak cupboard, additional space for outerwear and modern wood-effect flooring. A good-sized living space features carpeted flooring, plain coving, a wall-to-wall wardrobe and three windows, enjoying a leafy view over the shared greens.

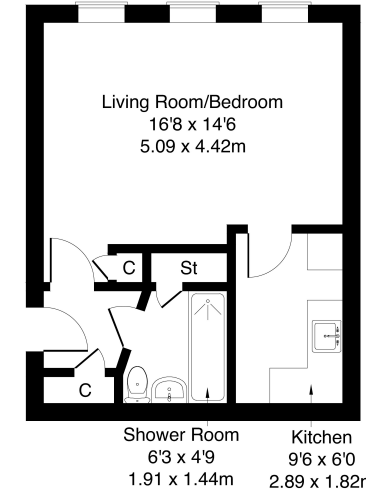
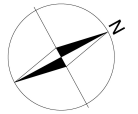
Set off the living space is a bright modern kitchen with fitted units and worktops, a sink with a drainer, a fridge/freezer, a washing machine and a cooker oven with an electric hob.

Set internally off the entrance hall, the shower room has wood-effect flooring and access to a walk-in storage cupboard also housing a tumble dryer. There is a modern two-piece suite, an integrated cubicle with an electric unit, and contemporary wall panelling.



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Approximate Gross Internal Area: (355 sq ft - 33 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Cumbernauld, just inside the M80, is one of Scotland's New Towns, which is popular for its excellent transport links and local amenities. Home to one of the first shopping centres, the town offers a wide selection of eateries, supermarkets, entertainment facilities and conveniences throughout. The town is served by two railway stations, local bus services, and

has good links to nearby motorways for easy travel to Glasgow and central Scotland. With parks and green spaces available locally, the nearby Palacerigg Country Park, Cumbernauld House Park and Cumbernauld Glen have a wealth of family-friendly activities and walking trails. The area is also well-served by schooling at all levels.





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