



MURPHY &
FORRESTER
ESTATE AGENTS
Est. 2007

Ashlar Avenue, Cumbernauld, Glasgow
Offers Over £299,990

5 bedroom detached house for sale **SOLD**

The Estate Agency Company Cumbernauld are delighted to offer to the market 22 Ashlar Avenue, this generous five bedroom detached property is presented in truly immaculate condition.

This 5 bedroom detached villa is Located within the sought after Carrickstone district of Cumbernauld, the property lies within close proximity of nearby amenities and schooling, including Cumbernauld and St. Andrews Primary Schools, located just across Eastfield Road. Cumbernauld Town Centre offers a wide selection of shops and services and the area is home to a number of lovely parks, golf courses and sports centres. Transport links include train stations at Cumbernauld and Croy and there are nearby connections to the M80 Motorway.

Internally, this is a truly deceptive home of generous proportions beginning in the hall, which leads to the lounge enjoying dual aspects allowing lotsof natural light, The recently fitted kitchen offers a range of modern units, under unit and ceiling lighting and a range of integrated appliances, the adjoining utility with further units and door to the garden, the dining room has French doors to a conservatory which in turn opens to the garden. A WC completes the ground level areas with internal door also giving access to the garage.

Stairs lead to the first floor, where there are four double bedrooms all with fitted wardrobes, the larger of these bedrooms is located to the front and features an en-suite and walk in closet, also on this flor is the family bathroom.

e third floor is where you will find the master bedroom, two sets of fitted wardrobes and a further en-suite with large shower enclosure and mains shower.

The garden is laid mostly to lawn with a wooden deck area for relaxing.

To the front is the driveway and single garage.

SOLICITORS: Please submit all offers in the first instance by email to reception@theestateagencycompany.co.uk and then by post to 20-23 Woodside Place, Glasgow, G3 7QL.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation upon receipt of a successful offer and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

DISCLAIMER: The information contained within these particulars is for general information purposes only. The information is provided by The Estate Agency Company and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, suitability or availability. All interested parties should satisfy themselves in full as to the suitability of this property to their needs before committing to a purchase. Measurement where stated are taken using a sonic tape and are subject to a margin of error. Therefore sizes are given for guidance only and cannot be guaranteed to be correct.

Council Tax Band: Band G

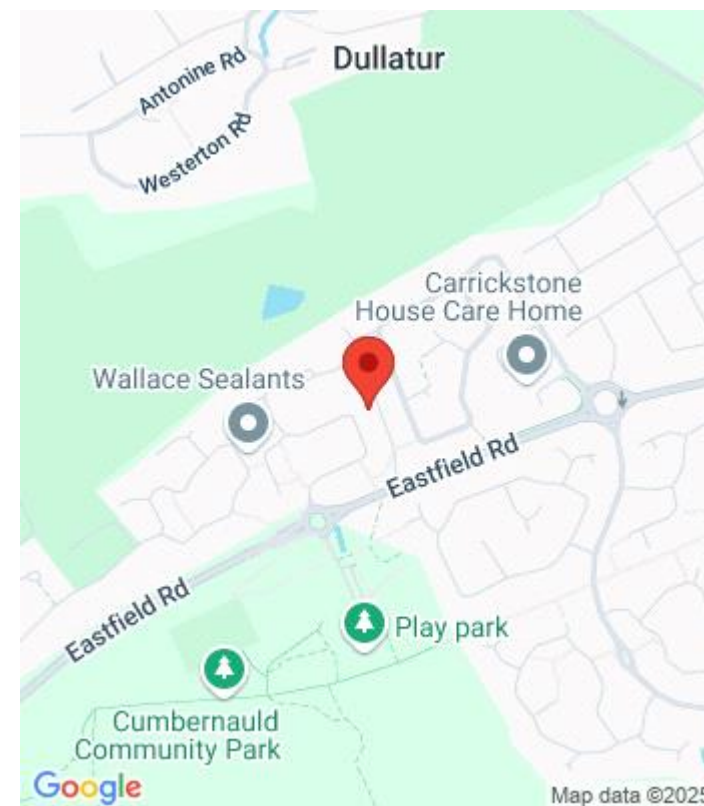




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



GROSS INTERNAL AREA
FLOOR 1: 70 m2, FLOOR 2: 68 m2, FLOOR 3: 36 m2
EXCLUDED AREAS: GARAGE: 13 m2
TOTAL: 174 m2

THIS PLAN IS FOR LAYOUT PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS FACT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(92-100) A	
(81-91) B		85		(81-91) B	81
(69-80) C	77			(69-80) C	74
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
Scotland		EU Directive 2002/91/EC		Scotland	
					

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)