



Honeysuckle Drive
Cumbernauld, G68 9GF

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Honeysuckle Drive
Cumbernauld
G68 9GF

Detached

4 Bedrooms
2 Receptions
3 Bathrooms



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KEY FEATURES

- Beautifully presented, larger style detached family home
- Impressive, full-length lounge with neutral decor and dual aspect windows
- Sizeable kitchen/ dining/ family room with high gloss wall and floor units, breakfast bar, dining area and patio doors leading to the rear garden. Separate utility room
- 4 good sized bedrooms with tasteful decor and fitted wardrobes in 2 of the rooms
- Tiled family bathroom suite, ensuite shower room in the main bedroom, and downstairs WC
- 2 car monoblock driveway leading to a detached garage
- Fully enclosed, landscaped garden with feature split level patio area and artificial grass
- Located within the desirable Linenfields estate within walking distance to Greenfaulds train station and high school, and just outside Cumbernauld town centre
- Handy for transport links - easy access to the M80 connecting to the M876, M9, M8, M73 and M74 motorways
- COUNCIL TAX BAND : F - EPC RATING: C

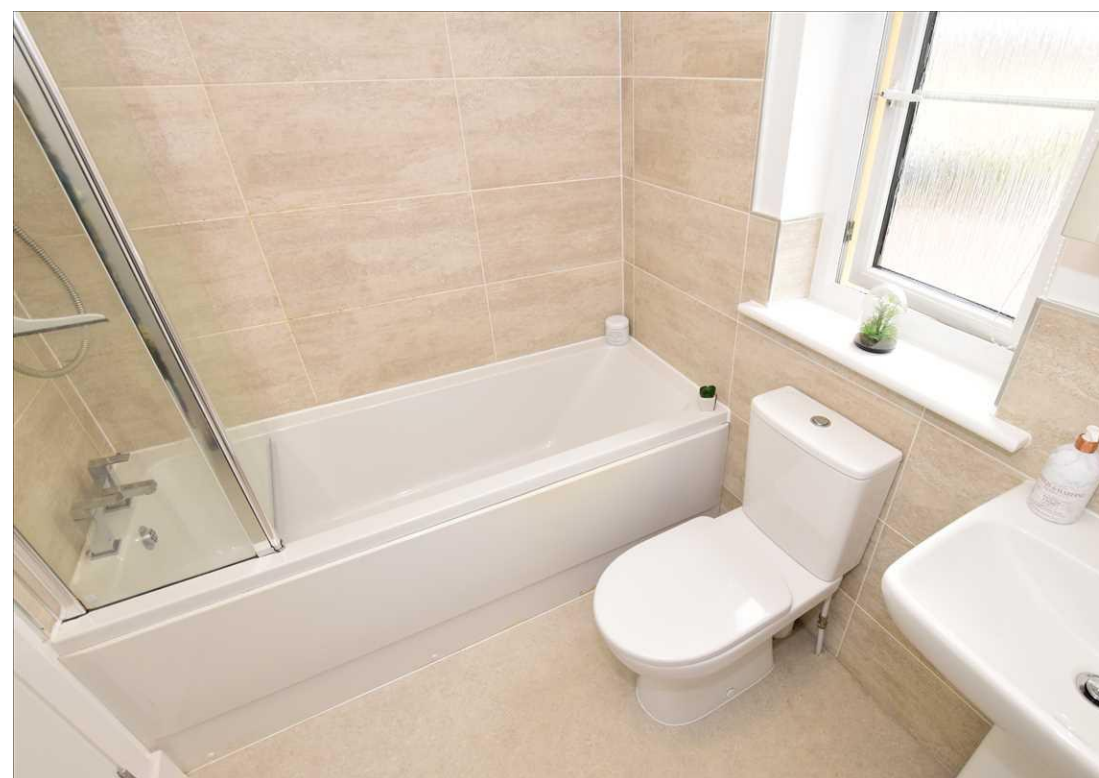


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Auchenkilns Holdings

Honeysuckle Dr

Chapelton Rd

Mulberry Dr

Bryony Wynn

Mulberry Dr

Chapelton Rd

Mulberry Dr

ton Rd

Play Area

Sports Court

Honeysuckle Drive, Cumbernauld, G68 9GF

Move On are delighted to present to the market this larger style, 4 bedroom detached villa in Cumbernauld - Honeysuckle Drive.

This beautifully presented home is in excellent condition throughout, with great room sizes and tasteful decor. The accommodation features: An impressive, full length lounge with dual aspect windows, fresh neutral decor and space for dining; sizeable kitchen and dining/family room with gorgeous high gloss wall and floor units, contrasting worktops, breakfast bar area, dining space, large store and patio doors leading to the rear garden; separate utility room; convenient downstairs WC; gallery landing on the first floor leading to the 4 bedrooms - all of which have been tastefully decorated, and 2 of which have fitted wardrobes; ensuite shower room in the main bedroom; and a stylish tiled family bathroom suite; As you would expect there is gas central heating and double glazing.

Externally there is a 2 car monoblock driveway leading to a detached garage. The rear gardens are full enclosed, professionally landscaped with split level designer paving and artificial grass.

Honeysuckle Drive is located within the highly sought after Linenfields estate in Condorrat, Cumbernauld, within walking distance to Greenfaulds train station and local schools. Cumbernauld town centre is within easy reach which has a fantastic selection of retail facilities. For those commuting by car, the M80 is just a few moments drive, connecting the M876 and M9 to the North, and M8, M73 and M74 to the South.

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ROOM MEASUREMENTS

Lounge: 6.52m (21' 5") x 3.40m (11' 2")

Kitchen / Dining: 6.52m (21' 5") x 3.25m (10' 8")

Utility Room: 2.40m (7' 10") x 1.87m (6' 2")

Downstairs WC: 2.13m (7' 0") x 1.13m (3' 8")

Bedroom 1: 3.30m (10' 10") x 3.20m (10' 6")

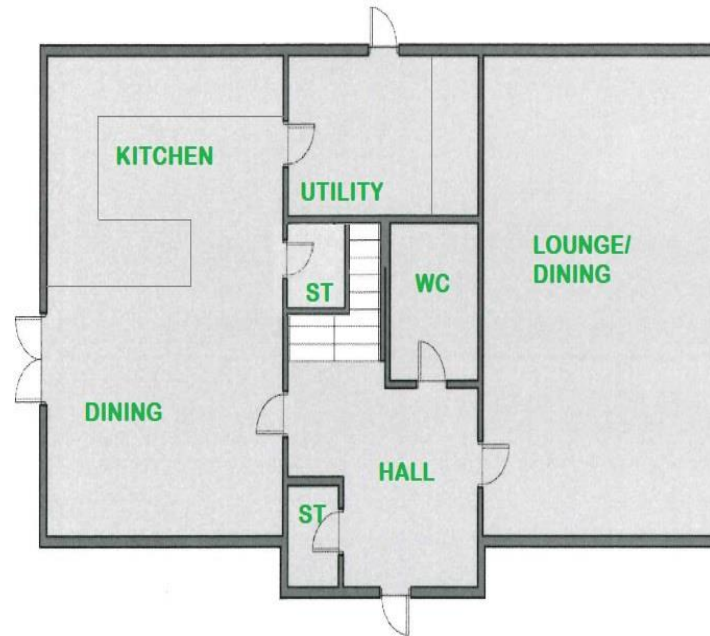
Ensuite: 2.30m (7' 7") x 1.30m (4' 3")

Bedroom 2: 3.70m (12' 2") x 3.20m (10' 6")

Bedroom 3: 3.70m (12' 2") x 2.55m (8' 4")

Bedroom 4: 3.30m (10' 10") x 3.13m (10' 3")

Bathroom: 2.30m (7' 7") x 1.85m (6' 1")



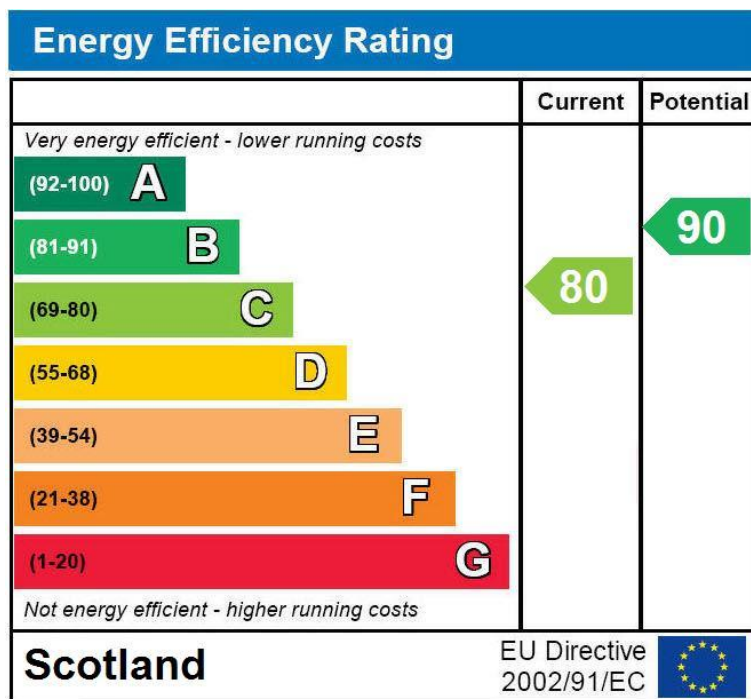
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

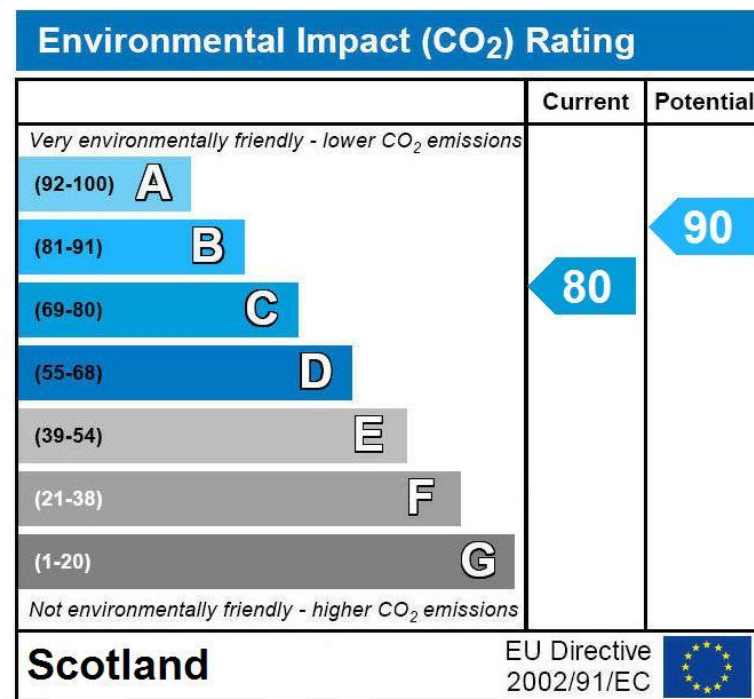


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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