



223 Cedar Road Abronhill, Cumbernauld

First floor flat comprising lounge, kitchen, three bedrooms, family bathroom and double glazing. The property is in need of some upgrading which is reflected in the competitive asking price. Well worth viewing.

Offers Over £46,000

223 Cedar Road, Abrohill

Entrance Hallway

Access via UPVC door. Emulsioned walls, artex ceiling and fitted carpet.

Lounge- 13'4 x 16'9

Access via entrance hallway. Window over looking front of the property. Wallpapered and artex walls, artex ceiling and laminate flooring.

Kitchen - 8'2 x 6'10

Access via lounge. Window over looking front of the property. Range of floor and wall mounted units with work surfaces. Stainless steel sink with drainer. Integrated electric hob and oven with extractor fan. Laminate flooring, emulsioned ceiling and walls with splash tiling. Plumbing for washing machine and space for fridge freezer.

Bathroom

Access via entrance hallway. Three piece suite comprising WC, wash hand basin and bath with electric shower and screen. Artex ceiling with tiled walls and floor.

Bedroom One - 13'6 x 10'0

Access via entrance hallway. Window overlooking side of property. Emulsioned walls, artex ceiling and fitted carpet. .

Bedroom Two - 9'2 x 11'6

Access via entrance hallway. Window over looking rear of the property. Emulsioned walls and ceiling with fitted carpet.

Bedroom Three - 7'6 x 9'2

Access via entrance hallway. Window to rear of property. Emulsioned walls and ceiling with fitted carpet.

Glazing

The property benefits from double glazing.

Home Report URL

<http://www.packdetails.com/notify.htm?sr=hp176450&pc=G67>

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The Home Report Valuation on this property is £52,000

THE PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION AND NO WARRANTY WILL BE GIVEN TO ANY PURCHASER WITH REGARD TO THE EXISTENCE OR CONDITION OF THE SERVICES OR ANY HEATING SYSTEM WITHIN THE PROPERTY. ANY INTENDING PURCHASER WILL REQUIRE TO ACCEPT THE POSITION AS IT EXISTS SINCE NO TESTING OF ANY SERVICES OR SYSTEMS CAN BE ALLOWED. NO MOVEABLE ITEMS WILL BE INCLUDED IN THE SALE.

PROPERTY MISDESCRIPTION ACT

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical and other appliances that may be within the property including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. All measurements, distances and areas are approximate. All measurements have been taken using a sonic tape measure and, therefore, may be subject to a small margin of error. Fixtures, fitting and other items are not included unless specified in the details. Photographs are for information purposes only and it must not be inferred that any item is included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office, where further information is available.