



Barberry Crescent

Cumbernauld, G68 9GH

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G68 9GH

End Terrace

3 Bedrooms
1 Reception
2 Bathrooms



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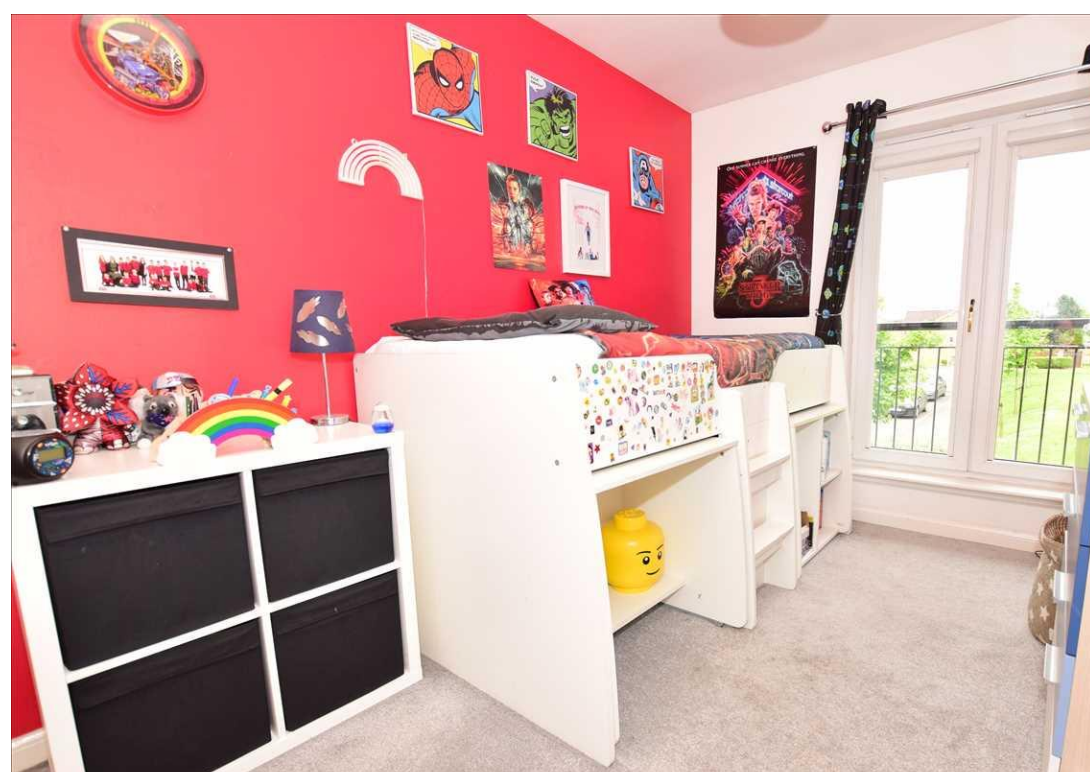
KEY FEATURES

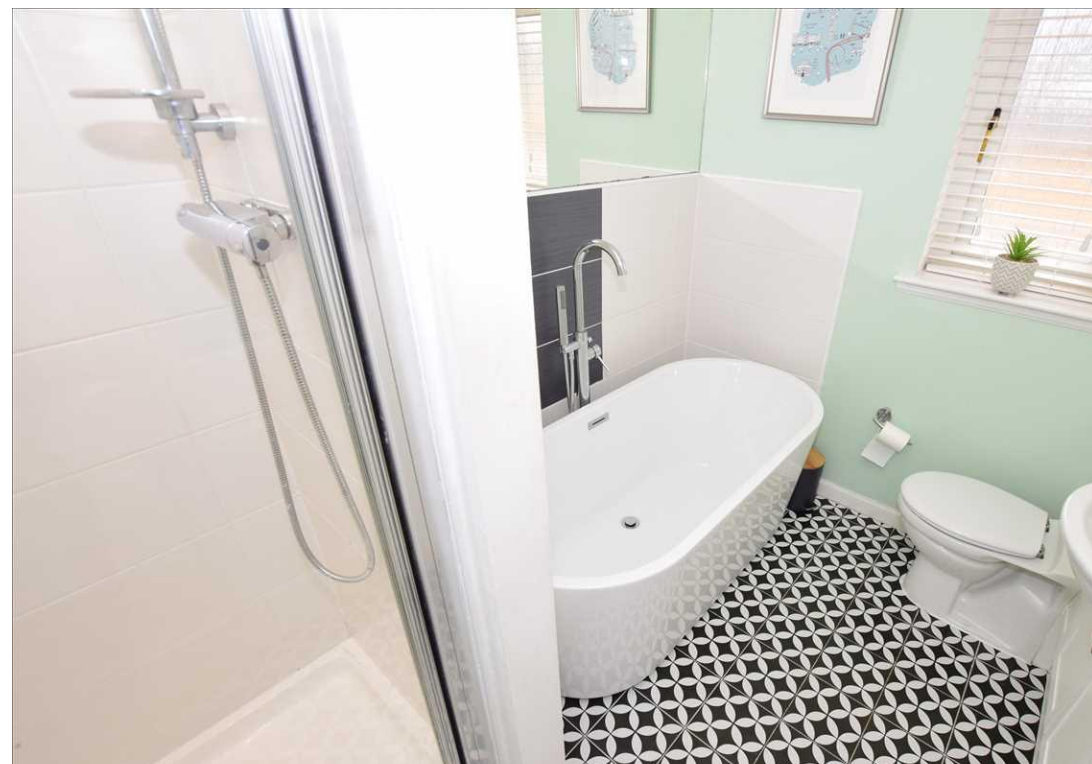
- Immaculate and rarely available end terraced home
- Lovely bright lounge with laminate flooring, neutral decor and feature fireplace
- Open plan kitchen and dining room with white wall and floor units, grey worktops and patio doors leading to the rear garden
- Separate walk-in pantry store/ utility room
- 4 piece family bathroom + downstairs WC
- 3 bedrooms on the first floor, with a large walk-in wardrobe/dressing room in the main bedrooms and fitted mirrored wardrobes in bedroom 2
- Landscaped rear garden with composite deck patio area and lawn
- Close to local amenities, schools, and Cumbernauld town centre.
- Handy for transport links, just a few moments drive to M80 and M73 motorways
- COUNCIL TAX BAND : D - EPC RATING: C



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Barberry Crescent, Cumbernauld, G68 9GH

Move On are delighted to present to the market this rarely available end terraced home in Cumbernauld - Barberry Crescent.

This immaculate home is in true walk-in condition, and the accommodation features: A bright lounge with neutral decor, laminate flooring and feature fireplace; lovely, modern kitchen with white wall and floor units, grey worktops, tiled splashback, space for dining and patio doors leading out to the rear garden; sizeable walk-in pantry cupboard/utility/store room; convenient downstairs WC; 4 piece bathroom suite with free-standing bath, separate shower, and tiled flooring; and 3 bedrooms, with the main one featuring a large walk-in wardrobe/dressing room and fitted mirrored wardrobes in bedroom 2. There is gas central heating and double glazing.

Externally the property has a fully enclosed and landscaped rear garden, with a composite deck and glass balustrade patio/ outdoor dining area; lawn and garden shed. Parking is to the side of the property.

Barberry Crescent located within the desirable Linenfields estate in Condorrat, Cumbernauld, within walking distance to Greenfaulds train station and local schools. There is easy access to Cumbernauld town centre which has a fantastic selection of retail facilities, shops, bars and restaurants. 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: 4.54m (14' 11") x 3.58m (11' 9")

Kitchen / Dining: 4.76m (15' 7") x 2.40m (7' 10")

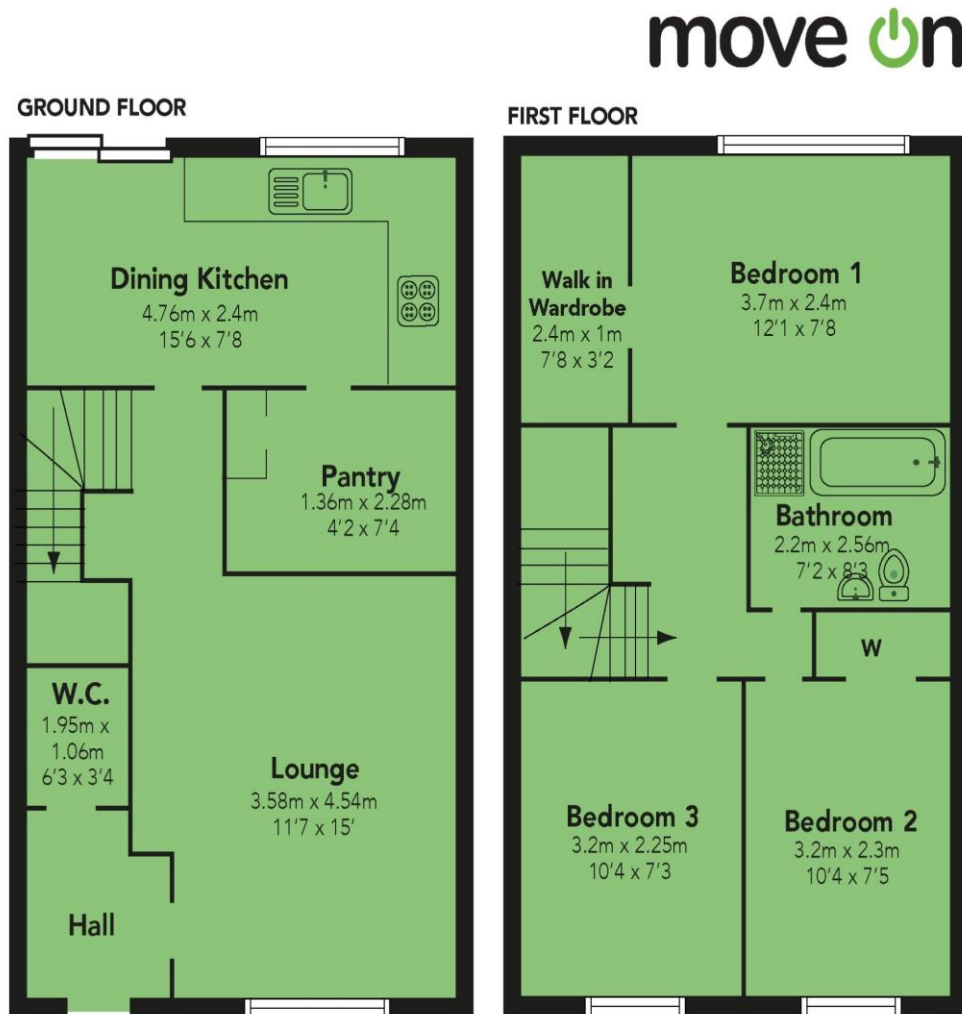
Downstairs WC: 1.95m (6' 5") x 1.06m (3' 6")

Bedroom 1: 3.70m (12' 2") x 2.40m (7' 10")

Bedroom 2: 3.20m (10' 6") x 2.30m (7' 7")

Bedroom 3: 3.20m (10' 6") x 2.25m (7' 5")

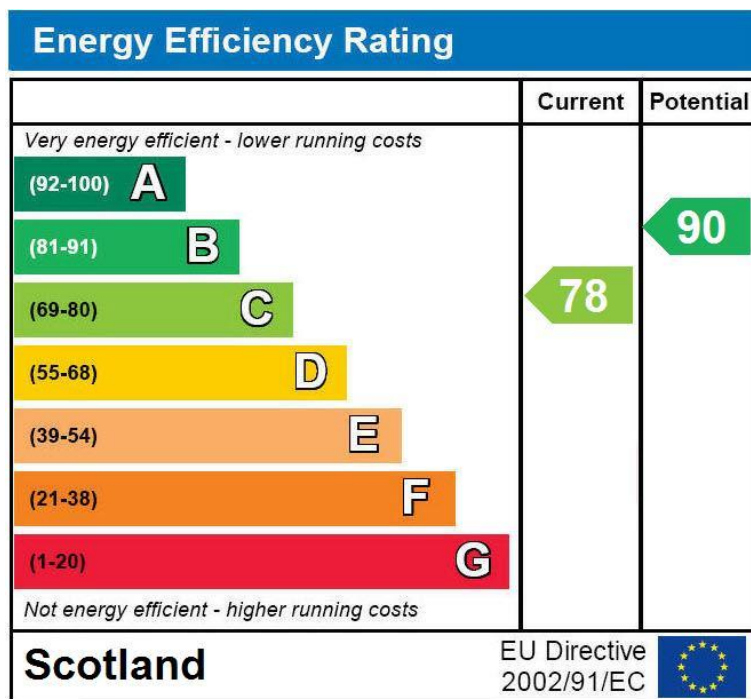
Bathroom: 2.56m (8' 5") x 2.20m (7' 3")



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

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.

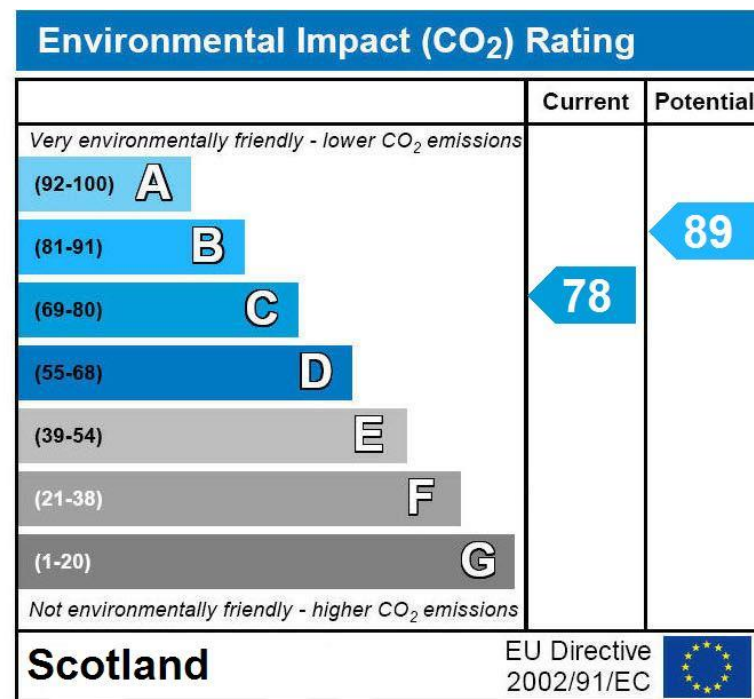


Energy Efficiency Rating

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 (78)**. 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 (78)**. 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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