



PROPERTY
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Honeysuckle Drive
Cumbernauld
G68 9GF

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Offers Over £340,000

Situated within the highly sought-after Linenfields development, this impressive 4 bedroom detached villa by Stewart Milne Homes offers spacious, modern family living in a peaceful residential setting. Ideally positioned for excellent rail and motorway links, the property combines convenience with a quiet location away from busy main roads.

Extending to approximately 1,400 sq ft over two levels, the home is finished in attractive low maintenance facing brick beneath a pitched concrete tiled roof and has been thoughtfully designed to provide generous, flexible accommodation throughout.

The property enjoys beautifully maintained gardens to both the front and rear. A substantial mono block driveway provides ample off street parking and leads to the integral single garage, while a central pathway and well kept lawn create an attractive first impression. The fully enclosed rear garden is level and private, featuring an expansive lawn and two paved patio areas, providing an ideal space for outdoor entertaining and family enjoyment.

The integral garage benefits from a courtesy door giving direct access to the utility room, adding practicality to everyday living.



Home Report Valuation
£350,000

Council Tax Band F

EPC Rating



Internally, the welcoming entrance hallway leads to a bright and spacious bay window lounge with attractive open views, together with a separate family dining room, perfect for entertaining or family gatherings.

A convenient downstairs cloakroom completes the ground floor. The well-appointed kitchen is fitted with an attractive range of contemporary two-tone wall and base units arranged in an L shaped layout, offering generous worktop space and integrated appliances including a gas hob, oven, extractor hood, fridge and freezer. A large picture window overlooks the rear garden, while there is ample space for informal dining or a breakfast table.

The adjoining utility room provides plumbing for a washing machine, space for a tumble dryer, additional storage, and direct access to both the rear garden and integral garage.



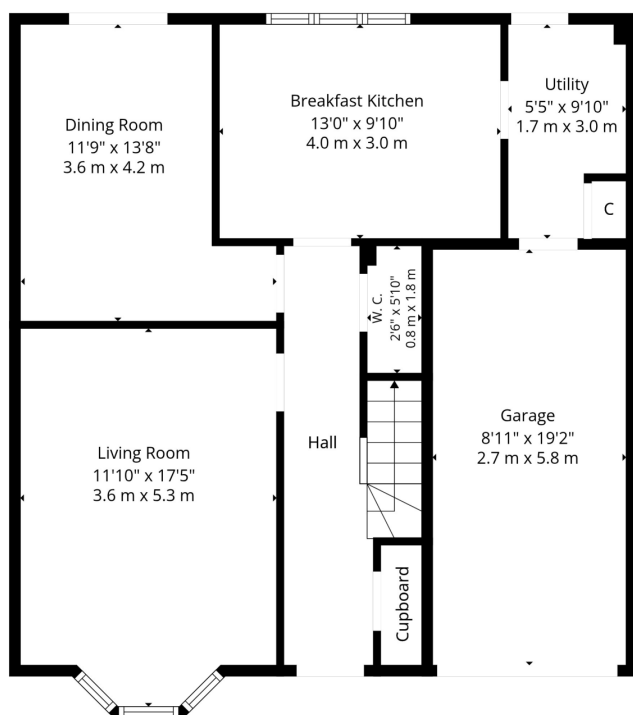
Upstairs, the impressive principal bedroom enjoys an open outlook to the front and features a spacious walk in dressing room together with a stylish modern en suite shower room. The second double bedroom also benefits from fitted mirrored wardrobes and its own contemporary en suite shower room. Two further generously proportioned bedrooms overlook the rear garden and include built in storage. Completing the upper level is a spacious family bathroom fitted with a four piece suite comprising a bath, separate shower enclosure, wash hand basin and WC.

Further benefits include gas central heating, double glazing throughout and excellent loft storage.

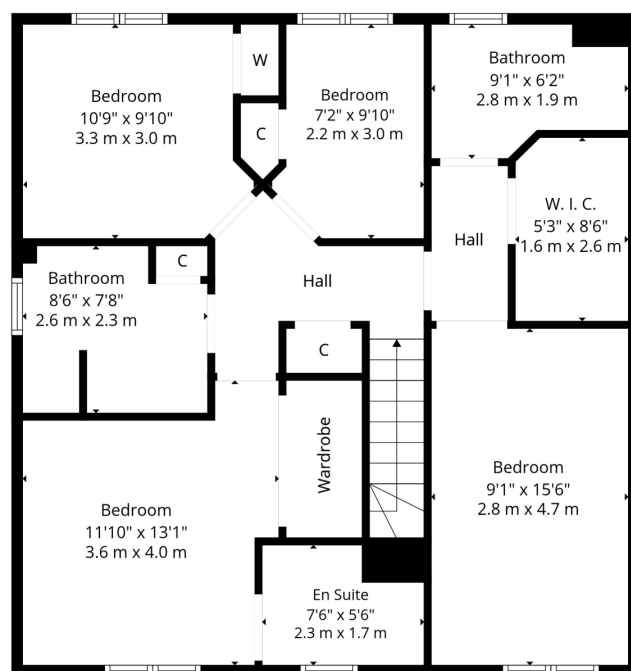


Vendor Comments

This has been a great area to live and is ideal to bring up a family as such a nice development and so handy for all amenities.



Ground Floor



1st Floor



Total: 1472 sq. Ft, 137 m2
 Ground Floor: 648 sq. Ft, 60 M2, 1st Floor: 824 sq. Ft, 77 m2
 Excluded Areas: Garage: 171 sq. Ft, 16 M2, Walls: 109 sq. Ft, 10 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

Honeysuckle Drive enjoys a peaceful setting within the popular Linenfields development while remaining close to a wide range of local amenities. Cumbernauld offers excellent shopping facilities, highly regarded schools, leisure facilities and superb transport connections, with easy access to the M80 providing straightforward commuting to Glasgow, Stirling and Edinburgh. Surrounded by attractive green spaces and scenic walking routes, this is an ideal location for families seeking a balance of convenience, outdoor living and an excellent quality of life.





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