



MURPHY &  
FORRESTER

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ESTATE AGENTS  
Est. 2017

## Ben Venue Road, Cumbernauld, Glasgow

**Offers Over £130,000**

2 bedroom semi-detached house for sale | Freehold

Murphy Forrester Estate Agents are delighted to offer to the market this large 2 bed semi detached property in Eastfield in Cumbernauld. Enjoying a corner-appointed position within a popular residential cul-de-sac, this appealing and seldom available two bedroomed semi-detached villa is an ideal starter home.

The ground floor accommodation comprises downstairs wc, reception hallway with staircase leading to the upper floor level, spacious lounge/dining room with aspects to both the front and rear and fitted kitchen and outer door to the rear gardens. On the upper floor there are two double bedrooms and a fitted family bathroom.

Features of the property include gas central heating, double glazing and gardens which are enclosed to the rear.

Ben Venue Road is well placed in the Eastfield area of Cumbernauld with schools at all levels nearby. There is also shopping and a range of amenities nearby whilst for the commuter, Croy railway station and the M80 motorway provide access to the business centres across the central belt of Scotland.

Enjoying a position within a popular residential cul-de-sac, this appealing and seldom available two bedroomed semi-detached villa is an ideal starter home.

SOLICITORS: Please submit all offers in the first instance by email to [sales@murphyforrester.co.uk](mailto:sales@murphyforrester.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 Murphy & Forrester Estate Agents 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 B

Tenure: Freehold



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/ fittings 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.

Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft

First Floor  
Approx 39 sq m / 415 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		<b>71</b>
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>73</b>			<b>87</b>
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	

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 (CO<sub>2</sub>).