



2 Beechwood Road, Cumbernauld

In Excess of £110,000





## 2 Beechwood Road

Cumbernauld, Glasgow

Nicole McFarlane & RE/MAX Estate's present this Beautifully refurbished 3-bed end terraced. Modern open-plan living, high-spec kitchen, master bedroom with views, new roof/heating/windows.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





### Dining Room

14' 11" x 16' 3" (4.54m x 4.96m)

Enter the property through a brand-new half-glazed PVC door into a spacious, open-plan kitchen, dining, and lounge area. The entire space features fresh wood-effect laminate flooring and is illuminated by a large, newly installed double-glazed PVC window at the front, allowing plenty of natural light. As you step inside, a generously sized storage cupboard provides convenient space for your belongings. The area is enhanced by modern dimmable downlights, a new electric heater, and fresh décor throughout. The space has been fully re-wired, with new sockets and electric heaters for added functionality. New Rehau windows and patio doors, along with new moisture-resistant plasterboard throughout, new skirting, and Kingspan insulation to the external walls, contribute to a modern, energy-efficient home. The open layout seamlessly connects to the kitchen, lounge, and upper level, creating a stylish and comfortable living environment.

### Kitchen

8' 11" x 7' 9" (2.72m x 2.36m)

The brand-new kitchen is a standout feature of the open-plan space, seamlessly combining modern style with exceptional functionality. It boasts a sleek, high-spec worktop, ample storage, and a contemporary wet wall finish, complemented by new Fibo wall boards for a durable and stylish touch. A new rear-facing PVC window allows natural light to flood the area, highlighting the elegant wood-effect laminate flooring and recessed downlights. The kitchen is fully equipped with a four-ring electric hob, an electric oven, an extractor fan, a stainless steel sink with a drainer, and a washing machine, making it both practical and visually appealing. The space has been fully re-wired with new sockets and new Rehau windows, ensuring a high level of comfort and efficiency. Moisture-resistant plasterboard throughout, new skirting, and Kingspan insulation to the external walls enhance the kitchen's design and energy efficiency.





### **Lounge**

14' 8" x 10' 6" (4.48m x 3.21m)

Within the open-plan kitchen and dining area, the lounge space offers a warm and inviting atmosphere. It features stylish wood-effect laminate flooring, modern dimmable downlights, and newly installed French PVC doors that open out to the front garden, seamlessly blending indoor and outdoor living. The area has been fully re-wired, with new sockets and electric heaters, ensuring both convenience and comfort. New Rehau windows and patio doors, along with new moisture-resistant plasterboard throughout, new skirting, and Kingspan insulation to the external walls, add to the room's modern, energy-efficient design.

### **Upper Landing**

The upper landing features brand-new carpeting and a rear-facing window that fills the space with natural light. Modern spotlights enhance the bright and airy feel, while providing access to all three bedrooms, built-in storage cupboards, and the stylish shower room.

### **Bedroom Three**

9' 5" x 9' 1" (2.86m x 2.76m)

Bedroom Three is a cozy single room that boasts a new PVC front-facing window, allowing plenty of natural light to flood the space. It features brand-new carpeting, a built-in storage cupboard, modern dimmable downlights, and a newly installed electric radiator, ensuring comfort and style throughout. The room has been fully re-wired, with new sockets and electric heaters adding both functionality and efficiency. New Rehau windows, moisture-resistant plasterboard throughout, and new doors and skirting enhance the overall finish. Acoustic insulation on the dividing walls and Kingspan insulation to the external walls, along with insulation to all bedroom ceilings, provide added warmth and privacy, making this room both inviting and well-equipped.







### Bedroom Two

Bedroom Two is a charming room with a new PVC front-facing window that fills the space with natural light. It features brand-new carpeting, sleek dimmable downlights, and a newly installed electric radiator, offering both comfort and a modern feel. The room has been fully re-wired, with new sockets and electric heaters for enhanced functionality. New Rehau windows, moisture-resistant plasterboard throughout, and new doors and skirting add to the room's polished finish. With acoustic insulation on the dividing walls, Kingspan insulation to the external walls, and insulation to all bedroom ceilings, this room is both cozy and energy-efficient. There is ample space to accommodate a double bed and freestanding furniture, providing a welcoming and functional environment.

### Bedroom One

11' 10" x 9' 1" (3.60m x 2.76m)

Bedroom One offers a new PVC front-facing window, framing lovely views and allowing natural light to brighten the room. It features brand-new carpeting, a newly installed electric heater, and modern dimmable downlights. The room has been fully re-wired, with new sockets and electric heaters, ensuring both functionality and comfort. New Rehau windows, moisture-resistant plasterboard throughout, and new doors and skirting contribute to the room's polished look. With acoustic insulation on the dividing walls, Kingspan insulation to the external walls, and insulation to all bedroom ceilings, the room is energy-efficient and private. There is plenty of space for a double bed and freestanding furniture, making this room both comfortable and functional.

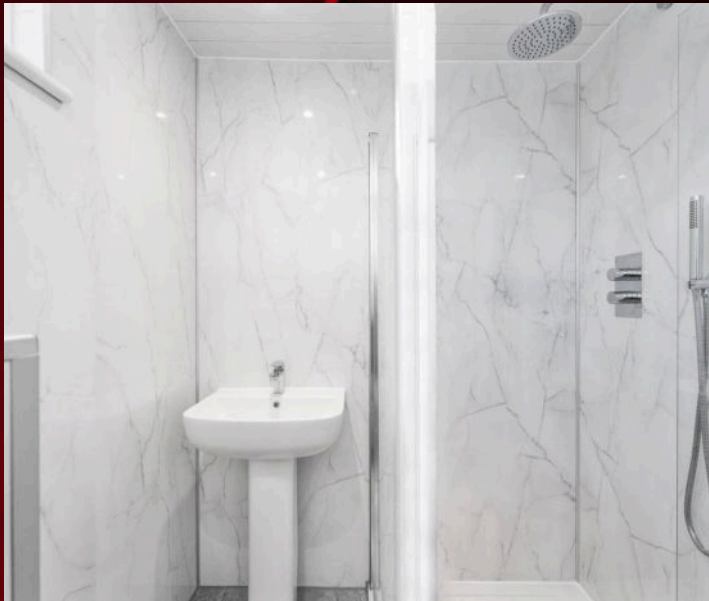




## Shower Room

5' 8" x 6' 3" (1.72m x 1.90m)

The newly fitted shower room is both stylish and functional, featuring sleek tiled flooring, a chrome heated towel rail, modern spotlights, and a new PVC rear-facing window that brightens the space. It includes a ceramic sink with a chrome mixer tap, contemporary wet walls, and a mains-powered rain shower enclosed in a glass-screened cubicle, with an additional hand-held shower for added convenience. A stylish W/C completes the fresh, inviting atmosphere. The room also boasts thoughtful enhancements, including insulation to the walls and ceiling, with acoustic insulation between the shower and Bedroom 1 for privacy. New Fibo wall boards provide a durable, modern finish, while the new Bagno Design designer WC and shower, along with a new screen and shower tray, elevate the space further. A new Hansgrohe tap and basin, downlights, and Rehau double glazing add to the room's efficiency and sophisticated design.







## FRONT GARDEN

The front garden has just been completed, featuring a gated entrance with a pathway leading all the way to the front door. The garden includes a grassy area surrounded by decorative chips, a newly installed fence, and is fully enclosed, offering both privacy and curb appeal.

## ON STREET

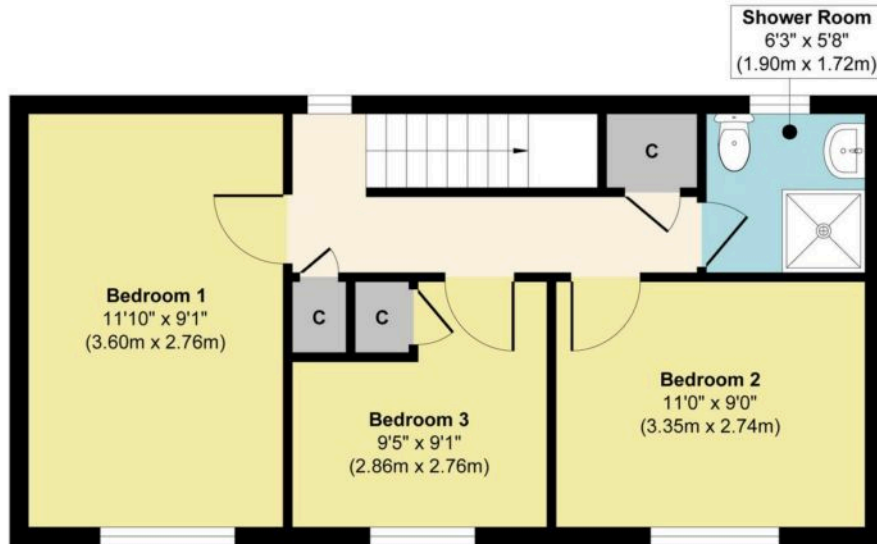
### 2 Parking Spaces

There is parking available in front of the house, with ample spaces for both residents and visitors, although the parking is not allocated.

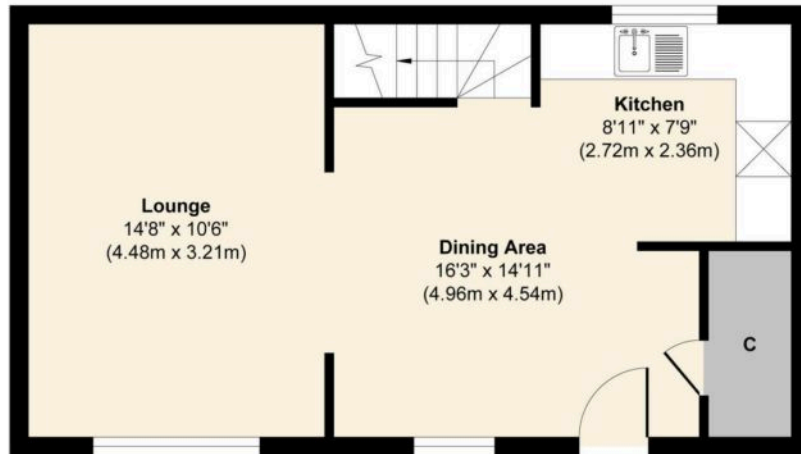








**First Floor**  
Approximate Floor Area  
437 sq. ft  
(40.63 sq. m)



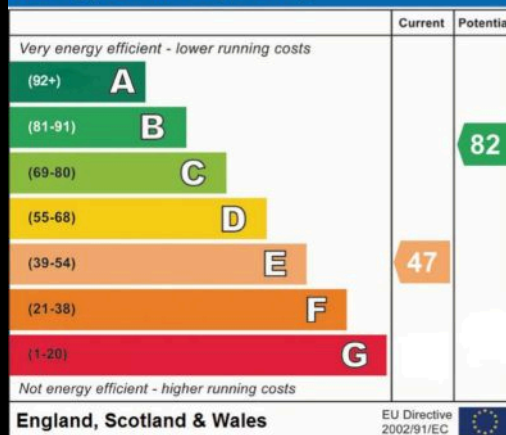
**Ground Floor**  
Approximate Floor Area  
398 sq. ft  
(37.05 sq. m)

**Approx. Gross Internal Floor Area 835 sq. ft / 77.68 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

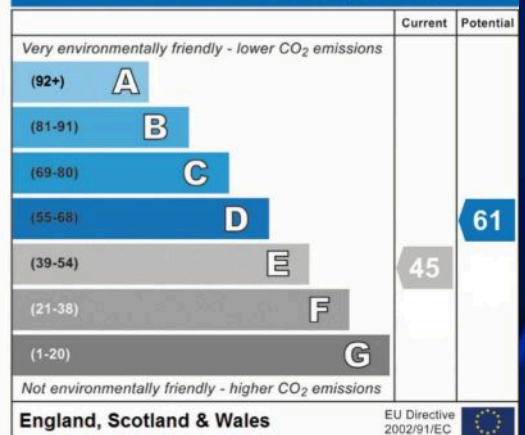


England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC







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