



# Village Estates

Independent Estate Agents & Mortgage Advisors



*49 Balgownie Drive*

*Westerwood*

*G68 0FT*

# 4 Bedroom Detached Villa

Hallway • Lounge • 2 Further Public Rooms • Kitchen/Dining/Family Area • Utility • W.C

4 Double Bedrooms • 2 En-Suite • Bathroom

Gardens • Driveway • Converted Double Detached Garage

Village Estates are delighted to welcome to the market this stunning, larger style 4 bedroom detached villa situated in the much sought after Westerwood area of Cumbernauld. Internally the property comprises of a welcoming hallway which leads to a fabulous size lounge complete with log burner fire. The lounge leads to the rear garden through French doors. The hallway also leads to a further 2 public rooms which are currently being used as a home office and dining room however these can also be utilized as bedrooms, sitting rooms or a play room. The accommodation continues with a stunning fully fitted kitchen which include a generous range of base and wall mounted units with integrated fridge, freezer, dishwasher, oven, hob and hood with an open planned family area which boasts ample space for dining. The kitchen leads to the garden through French doors. The kitchen also leads to a spacious utility room with access to the side. The lower level is complete with a modern W.C.

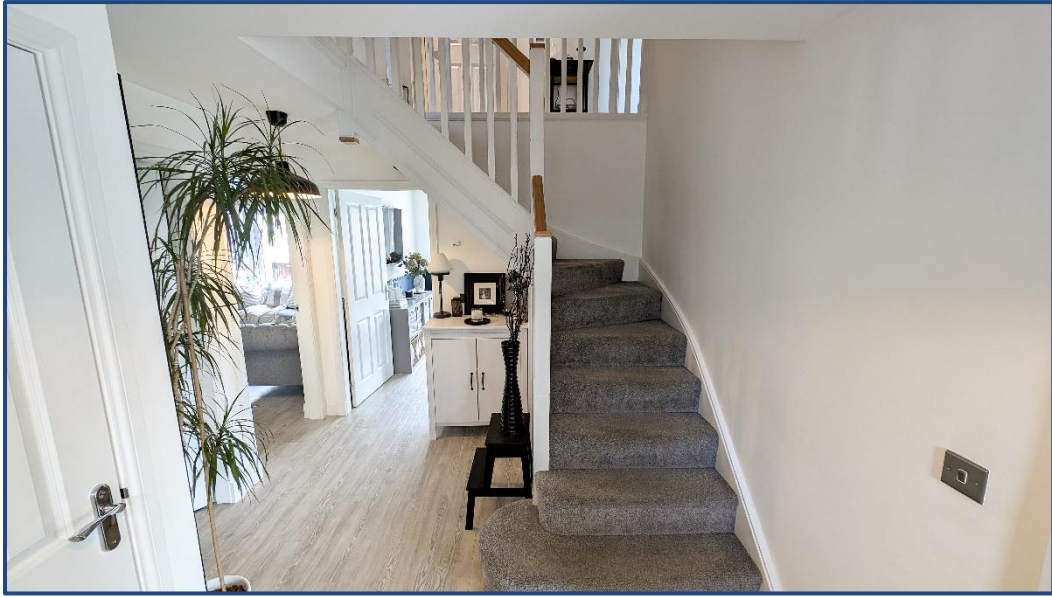
The upper level accommodates 4 generous size double bedrooms with the 2<sup>nd</sup> bedroom leading to an en-suite shower room. The master is a fabulous double with an open dressing area with ample mirror wardrobes offering excellent storage. The master leads to a stunning en-suite comprising of a 4 piece white bath suite with separate double walk in shower enclosure. The accommodation is complete with a modern family bathroom. The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a stunning private plot with a beautiful landscaped garden to the rear. There is a long monobloc driveway running adjacent to the property leading to a double converted garage which is currently being used as a sitting area and gym. Viewing is essential to fully appreciate the accommodation on offer on this stunning detached home which boasts an incredible private plot complete with landscaped gardens.

- Hallway
- Lounge 14'00" x 12'01"
- Kitchen/Dining 21'06" x 10'04"
- Utility
- 2<sup>nd</sup> Public 12'06" x 11'07"
- 3<sup>rd</sup> Public 14'01" x 8'05"
- W.C
- Bedroom No. 1 17'03" x 11'09"
- En-Suite
- Bedroom No. 2 12'02" x 10'06"
- 2<sup>nd</sup> En-Suite
- Bedroom No. 3 11'05" x 10'04"
- Bedroom No. 4 11'00" x 10'00"
- Bathroom

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

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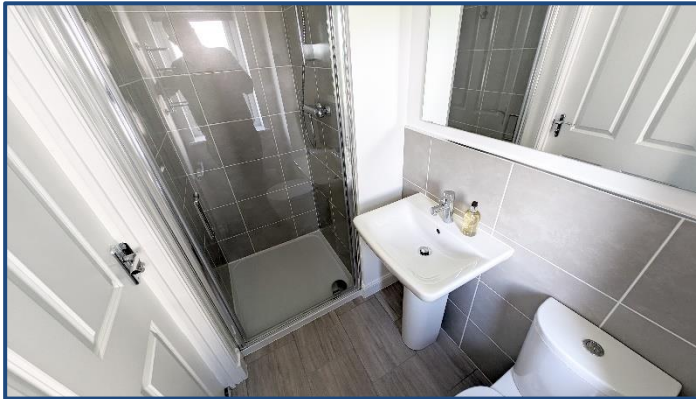




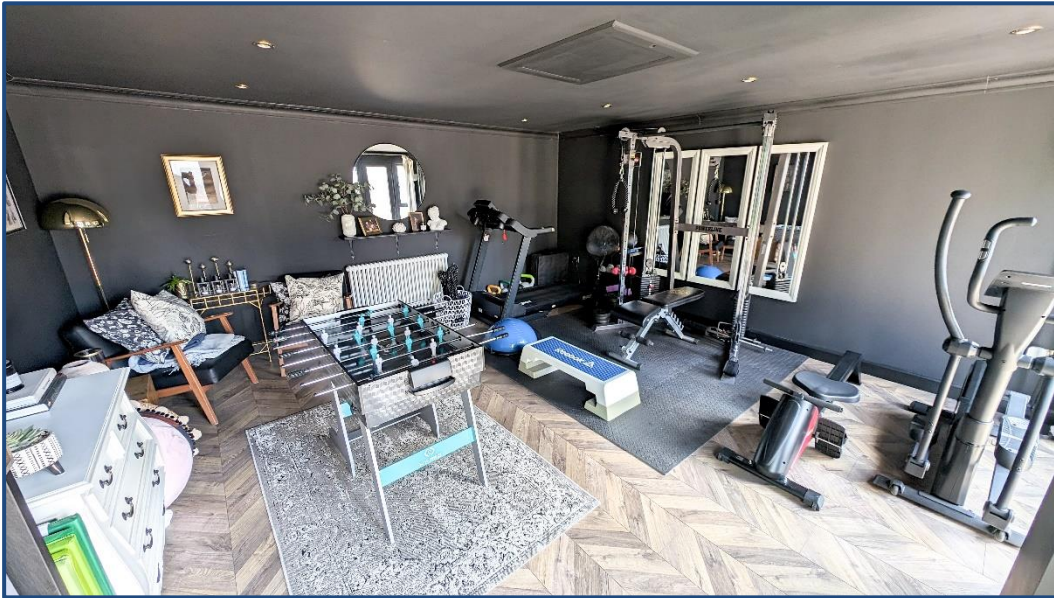














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