



Village Estates

Independent Estate Agents & Mortgage Advisors



Balloch

113 Binniehill Road

G68 9DT

4 Bedroom Detached Villa

Hallway • Lounge/Dining • Kitchen • Utility • W.C

4 Bedrooms • Master En-Suite • Bathroom

Driveway • Garage • Gardens

Village Estates are delighted to welcome to the market this modern 4 bedroom detached villa situated in the much sought after Balloch area of Cumbernauld. Internally the property comprises of a welcoming hallway which leads to a fabulous lounge with open access to a spacious dining area with French doors leading to a raised decked area over looking the rear garden. The lounge also leads to a modern fitted kitchen which include a generous range of base and wall mounted units with integrated oven, grill, hob, hood and dishwasher with access to a spacious utility room and W.C. The upper level accomodates 3 fabulous size double bedrooms and a generous size single with all bedroom boasting excellent storage. The master leads to an en-suite shower room. The accommodation is complete with a modern family bathroom comprising of a 3 piece white suite with electric shower over bath and side screen. The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on an extensive plot with a stunning south facing private garden to the rear complete with a large decked area. There is a monobloc driveway to the front leading to a single integral garage. Viewing is essential to fully appreciate the accommodation on offer on this modern 4 bedroom detached which is in truly walk in condition.

- Hallway
- Lounge 14'01" x 12'00"
- Dining 8'01" x 8'01"
- Kitchen 9'01" x 8'01"
- Utility
- W.C
- Bedroom No. 1 12'01" x 9'01"
- En-Suite
- Bedroom No. 2 12'00" x 8'01"
- Bedroom No. 3 11'01" x 7'01"
- Bedroom No. 4 9'01" x 8'00"
- 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 fitments 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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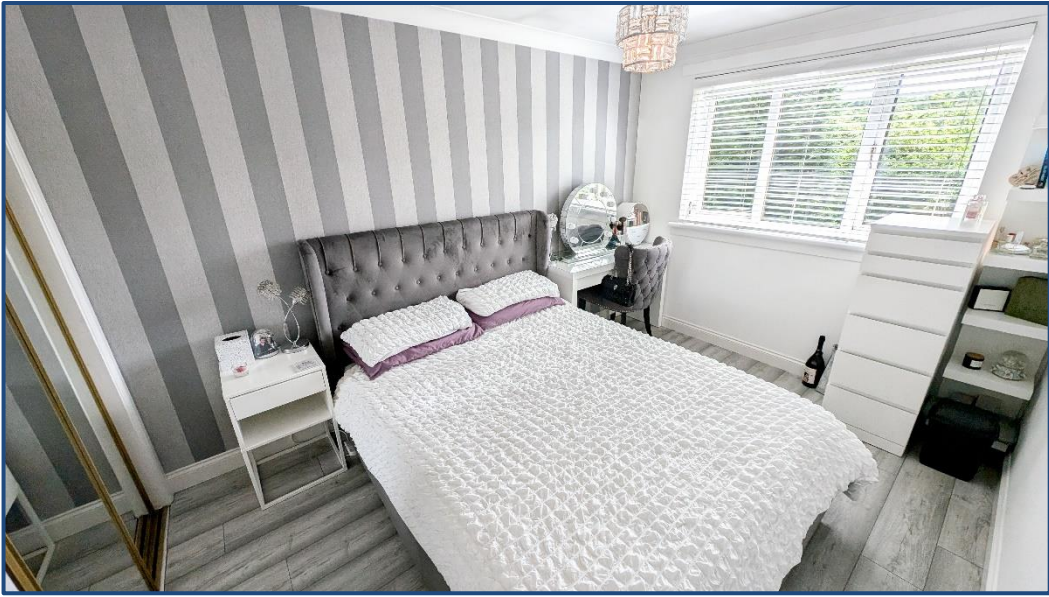
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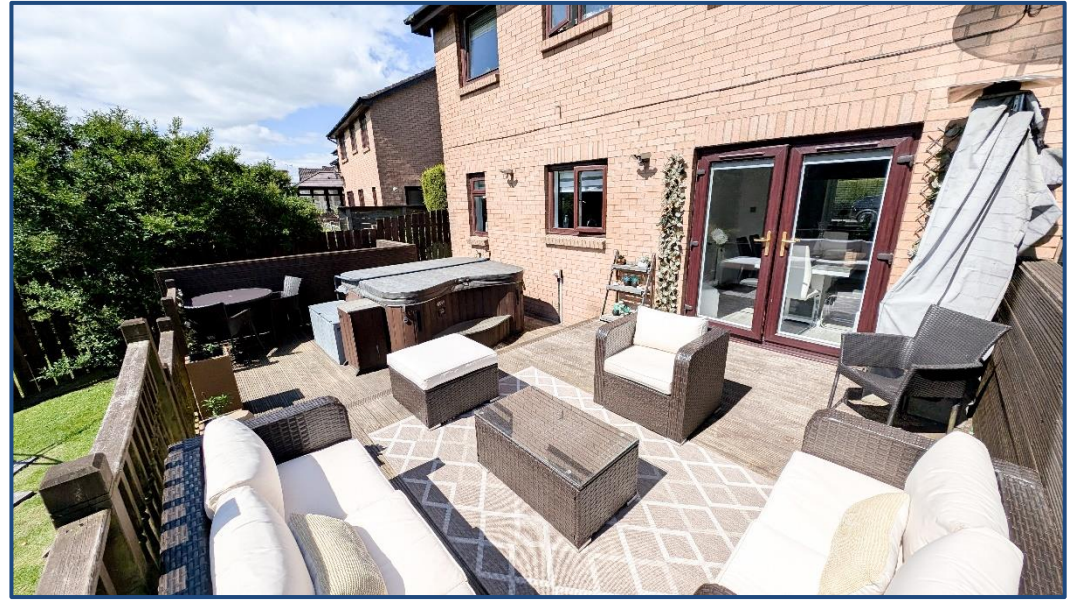
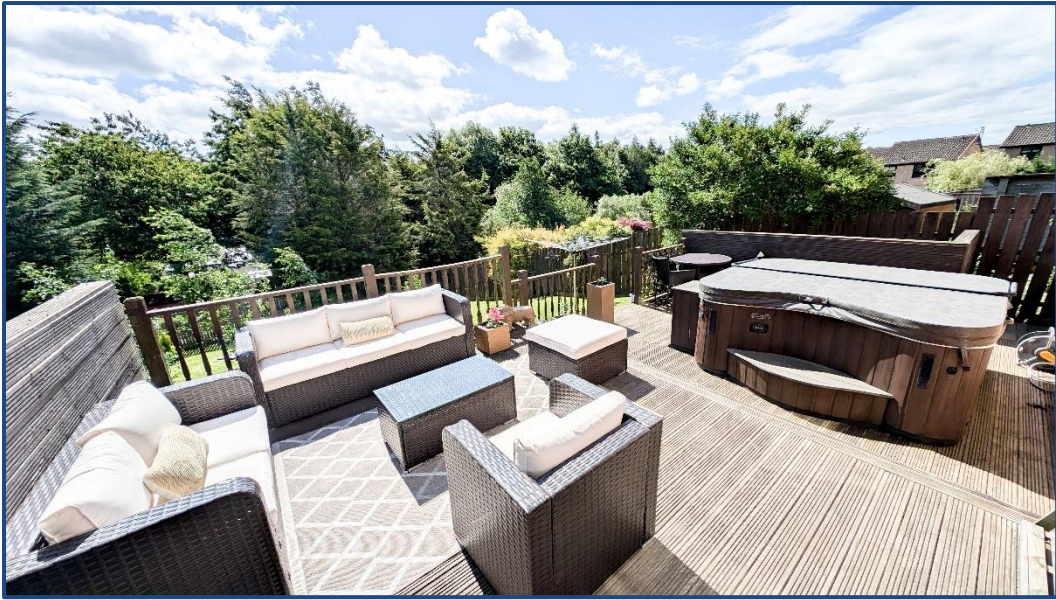














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