



Village Estates

Independent Estate Agents & Mortgage Advisors



Balloch

21 Masonfield Avenue
G68 9DW

4 Bedroom Detached Villa

Hallway • Lounge/Dining • Kitchen • Utility

4 Bedrooms • En-Suite • Bathroom

Gardens • Driveway • Outhouse

Village Estates are delighted to welcome to the market this stunning 4-bedroom detached villa situated in the much sought after Balloch area of Cumbernauld. Internally the property comprises of a welcoming hallway leading to a fabulous size lounge with ample space for dining. The lounge gives access to the rear garden through Bi-Folding doors. The lounge also leads to a stunning fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood, fridge and freezer with access to a spacious utility room which also gives access to the side garden. The accommodation continues with the 4th bedroom, which is currently being used as a gym, this can also be utilized as a home office, playroom or 2nd sitting room. The lower level is complete with a bright W.C.

The upper level accommodates 3 generous size bedrooms, all boasting double sliding wardrobes offering excellent storage. The master leads to a modern en-suite shower room. The accommodation is complete with a 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 a stunning plot with a beautiful, secluded garden to the rear complete with decked area. There is a large out house which can be accessed from the front and rear which can ideally be used as a workshop or storage. Viewing is essential to fully appreciate the accommodation on offer on this modern 4 bedroom detached villa which is in truly walk in condition.

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|---------------------------|-----------------|-------------------|----------------|
| • Hallway | | • Bedroom No. 1 | 11'07" x 9'11" |
| • Lounge/Dining | 23'01" x 13'07" | • Master En-Suite | |
| • Kitchen | 11'08" x 7'07" | • Bedroom No. 2 | 10'09" x 9'00" |
| • Utility | | • Bedroom No. 3 | 9'00" x 8'06" |
| • 4 th Bedroom | 15'11" xx 7'04" | • 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.



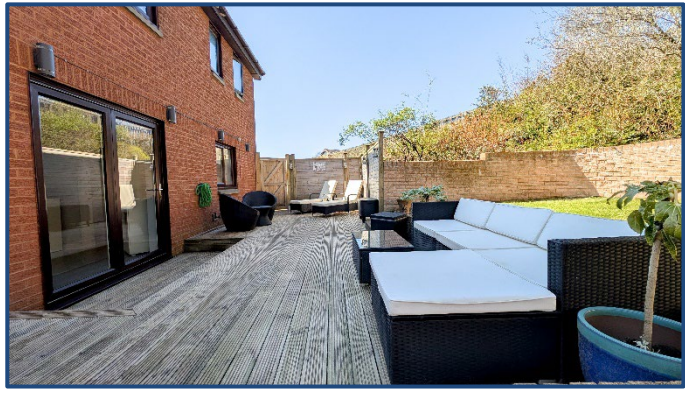














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