



Village Estates

Independent Estate Agents & Mortgage Advisors



Balloch

15 Kierhill Road

G68 9BH

3 Bedroom End Terrace Villa

Front Vestibule • Lounge • Dining Kitchen

3 Bedrooms • Wet Room

Gardens • Driveway

Village Estates are delighted to welcome to the market this spacious 3-bedroom end terrace villa situated in the much sought after Balloch area of Cumbernauld. Internally the property comprises of a welcoming front vestibule leading to a fabulous size lounge which gives access to a spacious-fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob and hood with ample space for dining. The kitchen leads to the rear garden through patio doors. The upper level accommodates 3 generous size bedrooms with the 3rd bedroom boasting excellent storage. The accommodation is complete with a wet room comprising of a 2 piece white suite.

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 front, side and rear. There is a driveway running adjacent to the property. Viewing is essential to fully appreciate the accommodation on offer on this spacious 3 bedroom end of terrace villa.

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|-------------------|-----------------|-----------------|----------------|
| • Front Vestibule | | • Bedroom No. 1 | 11'07" x 9'02" |
| • Lounge | 15'09" x 15'02" | • Bedroom No. 2 | 12'09" x 6'11" |
| • Kitchen/Dining | 15'09" x 8'06" | • Bedroom No. 3 | 9'02" x 8'06" |
| | | • Wet Room | |

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.

Ref. No. VEC25.3594











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