



Village Estates

Independent Estate Agents & Mortgage Advisors



10F Ferguson Road

G67 1LS

Seafar

2 Bedroom (originally 3 Bedroom) End Terrace Villa

Hallway • Lounge • Dining Room • Kitchen • Store Room

2 Bedrooms • Bathroom

Rear Garden

Village Estates are delighted to welcome to the market this stunning 2-bedroom (originally 3 bed) end terrace villa situated in the much sought after Seafar area of Cumbernauld. Internally the property comprises of a front porch leading to a welcoming hallway giving access to a fabulous size lounge with gas fire and surround. The lounge leads to the rear garden through French doors. The accommodation continues with the dining room, which was the original 3rd bedroom. This can be altered back to a spacious bedroom or can be utilized as a study or playroom. The lower hallway also leads to a modern fitted kitchen which includes a generous range of base and wall mounted units with an integrated oven, hob and hood with French doors leading to the rear garden. The lower level is complete with a large walk in storeroom. The upper level accommodates 2 generous size double bedrooms and a stunning fully tiled family bathroom comprising of a 4-piece white bath suite with separate walk-in shower enclosure. The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a great-sized plot with a beautiful, well-maintained garden to the rear. Viewing is essential to fully appreciate the accommodation on offer on this stunning 2-bedroom end of terrace villa which is in truly walk-in condition.

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|---------------|-----------------|-----------------|----------------|
| • Hallway | | • Bedroom No. 1 | 13'11" x 9'07" |
| • Lounge | 16'11" x 10'06" | • Bedroom No. 2 | 14'00" x 8'05" |
| • Dining Room | 12'00" x 6'09" | • Bathroom | |
| • Kitchen | 14'06" x 5'10" | | |
| • Store 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 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.

Ref. No. VEC25.3603











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2 The Wynd, The Village, CUMBERNAULD

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