



# Village Estates

Independent Estate Agents & Mortgage Advisors



*35 Springhill Avenue*

*Coatbridge*

*ML5 5PZ*

# 3 Bedroom Mid Terrace Villa

Hallway • Lounge/Dining • Kitchen

3 Bedrooms • Bathroom

Gardens

Village Estates are delighted to welcome to the market this spacious 3-bedroom mid terrace villa situated in the much sought after area of Coatbridge. Internally the property comprises of a welcoming hallway giving access to a fabulous size lounge with ample space for dining. The hallway also leads to a spacious fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob and hood. The kitchen gives access to the rear garden. The upper level accommodates 3 spacious bedrooms, all boasting excellent storage. The accommodation is complete with a family bathroom comprising of a 3-piece suite with electric shower over bath and side screen. The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a fabulous plot with gardens to the front and rear. Viewing is essential to fully appreciate the accommodation on offer on this spacious 3-bedroom terrace villa.

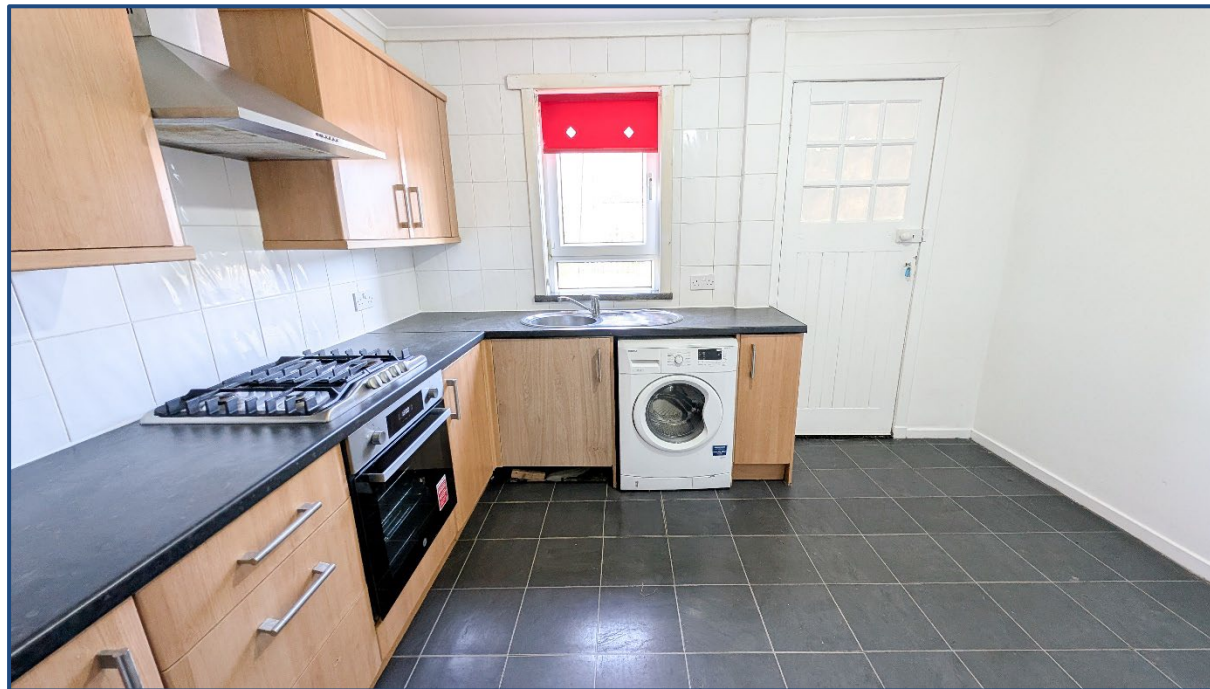
- |                 |                 |                 |                |
|-----------------|-----------------|-----------------|----------------|
| • Hallway       |                 | • Bedroom No. 1 | 14'05" x 9'00" |
| • Lounge/Dining | 22'07" x 13'00" | • Bedroom No. 2 | 11'00" x 9'00" |
| • Kitchen       | 11'08" x 10'10" | • Bedroom No. 3 | 12'00" x 8'03" |
|                 |                 | • 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.

Ref. No. VEC25.3609















## **Selling Your Property !!**

**Contact us Now for a Free Valuation - We Offer a Full Sales & Marketing Package for a Very Competitive Fee**

## **Mortgage**

**Village Estates Mortgages offers a full range of Mortgage and Re-Mortgage facilities**

## **Home Reports, Surveys, Solicitors can also be arranged**

### **Office Opening Hours**

**9am – 5.30pm Monday – Friday**

**10am – 1pm Saturday (Cumbernauld Only)**

**Please contact either of our Branch Tel. Nos. during Saturday opening times for all enquiries**

**2 The Wynd, The Village, CUMBERNAULD**

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