



# Village Estates

Independent Estate Agents & Mortgage Advisors



*2a Flaxmill Grove*

*Smithstone*

*G68 9FX*

# 2 Bedroom Mid Terrace Villa

Lounge • Kitchen/Dining • W.C

2 Bedrooms • Bathroom

Gardens • 2 Allocated Parking Spaces

Village Estates are delighted to welcome to the market this stunning 2-bedroom mid terrace villa situated in the much sought after Smithstone area of Cumbernauld. Internally the property comprises of a fabulous size lounge which gives access to a modern fitted kitchen which includes a generous range of base and wall-mounted units with integrated oven, hob and hood with space for dining. The kitchen gives access to both the rear garden and a spacious W.C. The upper level accommodates 2 generous size double bedrooms, both boasting sliding mirror wardrobes offering excellent storage. The accommodation is complete with a modern family bathroom comprising of a 3-piece white suite with 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 a well-maintained garden to the rear. There are 2 allocated parking spaces to the front. Viewing is essential to fully appreciate the accommodation on offer on this stunning 2-bedroom terrace villa which is in truly walk-in condition.

- |           |                 |                 |                |
|-----------|-----------------|-----------------|----------------|
| • Hallway |                 | • Bedroom No. 1 | 11'06" x 8'05" |
| • Lounge  | 13'06" x 13'01" | • Bedroom No. 2 | 11'03" x 7'04" |
| • Kitchen | 9'07" x 9'03"   | • Bathroom      |                |
| • W.C     |                 |                 |                |

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. VEC25.3607





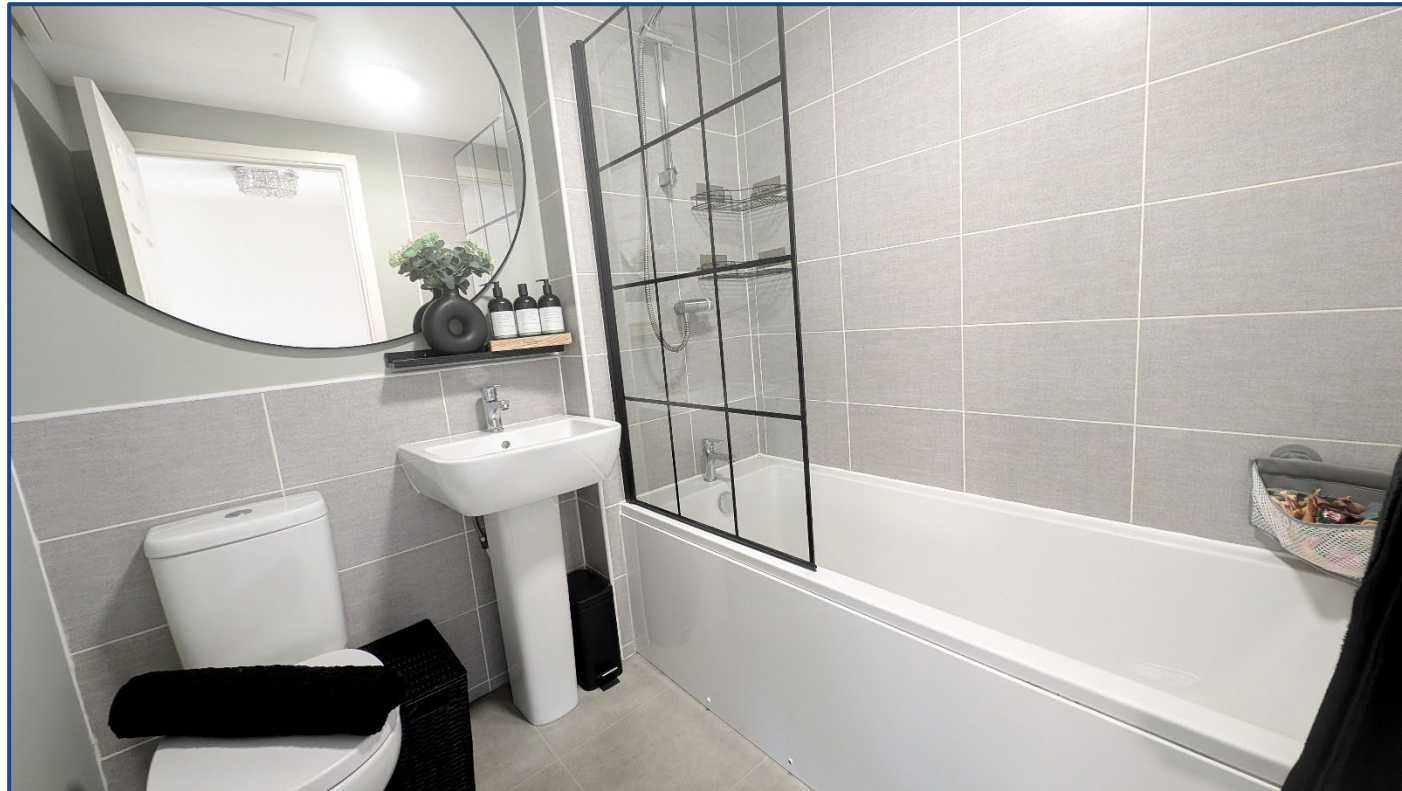
















## **Selling Your Property !!**

**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**

**Zoopla.co.uk**

**Tel: 01236 636101**

 **rightmove.co.uk**

**www.ve-ea.co.uk**

**s1homes.com**