



# Village Estates

Independent Estate Agents & Mortgage Advisors



*25 Myvot Avenue*

*Condorrat*

*G67 4NB*

# 2 Bedroom Semi Detached Villa

Front Vestibule • Lounge • Kitchen

2 Double Bedrooms • Wet Room

Gardens • Driveway

Village Estates are delighted to welcome to the market this spacious 2-bedroom semi-detached villa situated in the much sought after Condorrat area of Cumbernauld. Internally the property comprises of a welcoming front porch leading to a fabulous size lounge with access to an excellent size fitted kitchen which includes a generous range of base and wall-mounted units with access to the rear garden. The upper level accommodates 2 generous size double bedrooms with both bedrooms boasting excellent storage. The accommodation is complete with a wet room comprising of a 2 piece white suite with shower. 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 well-maintained gardens to the front and rear. There is a monobloc driveway running adjacent to the property. Viewing is essential to fully appreciate the accommodation on offer on this spacious 2 bedroom semi detached villa.

- |           |                 |                 |                |
|-----------|-----------------|-----------------|----------------|
| • Hallway |                 | • Bedroom No. 1 | 13'00" x 8'02" |
| • Lounge  | 18'00" x 13'00" | • Bedroom No. 2 | 12'11" x 8'04" |
| • Kitchen | 12'11" x 8'04"  | • 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 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.

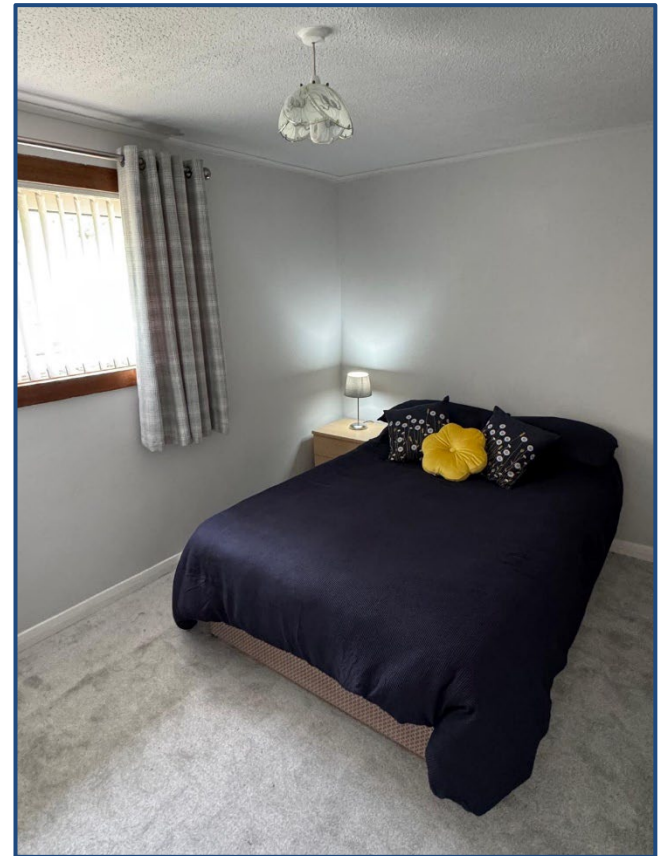
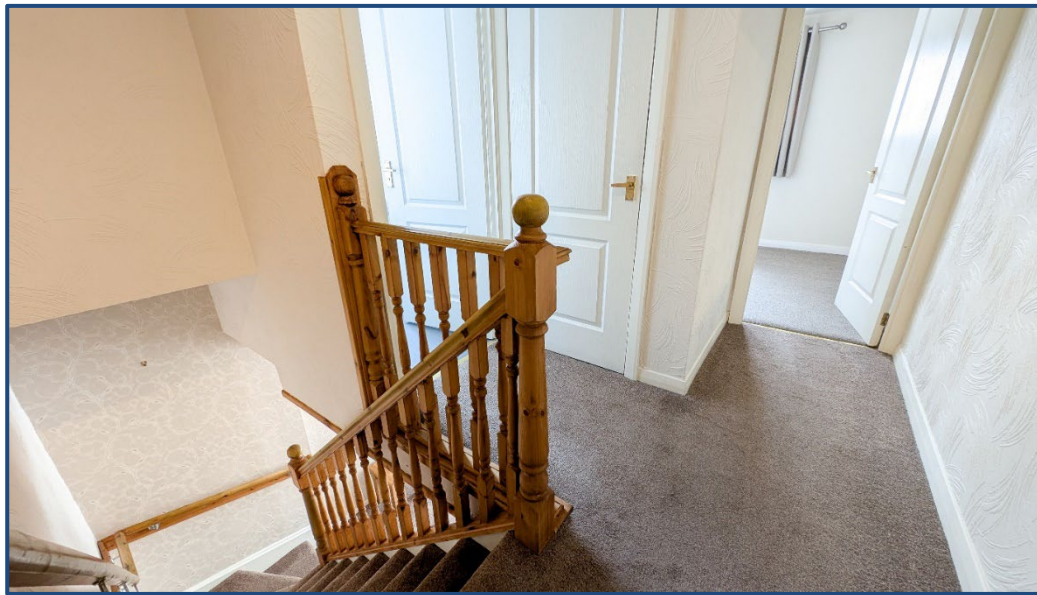
Ref. No.      VEC25.3614



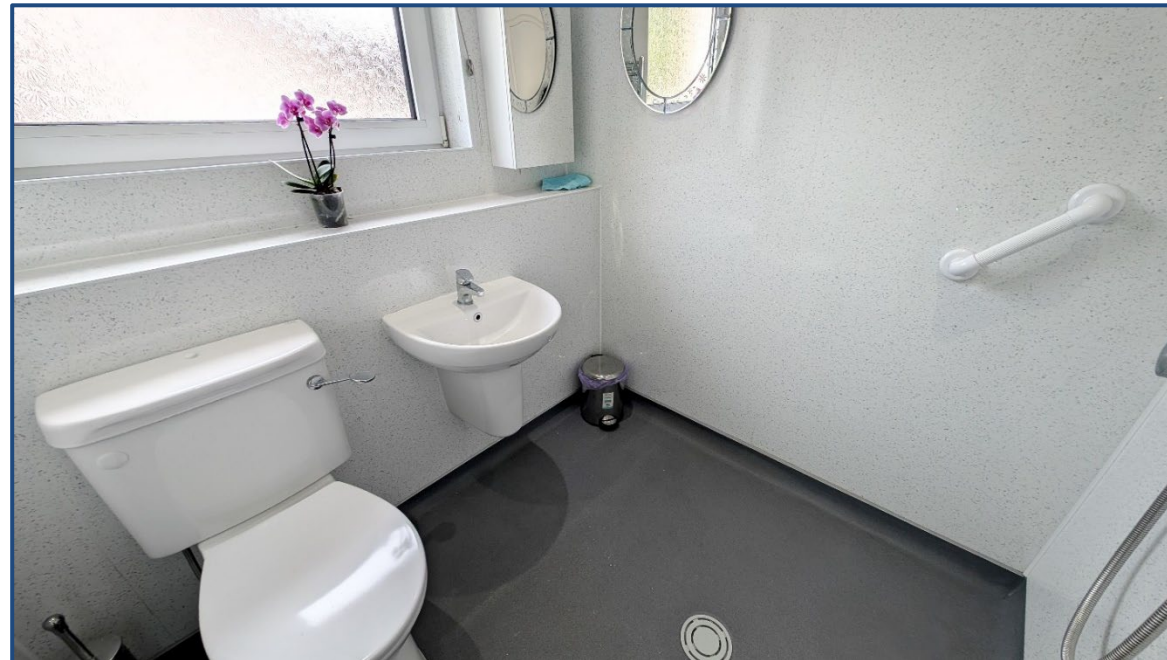
















## **Selling Your Property !!**

**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**