



# Village Estates

Independent Estate Agents & Mortgage Advisors



*13 Roadside*

*G67 2SS*

*Cumbernauld Village*

# 4 Bedroom Detached Villa

Hallway • Lounge/Dining • Dining Room • Kitchen  
4 Bedrooms • Bathroom  
Gardens • Driveway

Village Estates are delighted to welcome to the market this fabulous 4-bedroom detached villa situated in the much sought after Village area of Cumbernauld. Internally the property comprises of a welcoming hallway leading to an extensive size lounge with ample space for dining. The accommodation continues with a 2<sup>nd</sup> public room with open access to the kitchen, this can utilized as a dining room, 2<sup>nd</sup> sitting room, play room or home office. The 2<sup>nd</sup> public leads to a modern fitted kitchen which includes a generous range of base and wall-mounted units with integrated oven, hob and hood with access to the rear. The lower level is complete with 2 generous size bedrooms.

The middle level leads to a large family bathroom comprising of a 4 piece corner bath suite with separate walk in shower enclosure. The upper level leads to 2 further double bedrooms with the 2<sup>nd</sup> bedroom boasting excellent storage.

The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a stunning corner plot with beautiful gardens to the front, side and rear. There is a large driveway running adjacent to the property. Viewing is essential to fully appreciate the accommodation on offer on this stunning 4-bedroom detached villa.

<ul style="list-style-type: none"><li>Hallway</li></ul>			<ul style="list-style-type: none"><li>Bedroom No. 117'08" x 12'00"</li></ul>		
<ul style="list-style-type: none"><li>Lounge/Dining27'02" x 11'02"</li></ul>			<ul style="list-style-type: none"><li>Bedroom No. 217'08" x 11'06"</li></ul>		
<ul style="list-style-type: none"><li>2nd Public Room11'11" x 9'09"</li></ul>			<ul style="list-style-type: none"><li>Bathroom12'01" x 10'10"</li></ul>		
<ul style="list-style-type: none"><li>Kitchen12'01" x 9'01"</li></ul>					
<ul style="list-style-type: none"><li>Bedroom No. 312'09" x 11'11"</li></ul>					
<ul style="list-style-type: none"><li>Bedroom No. 413'03" x 8'06"</li></ul>					

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.





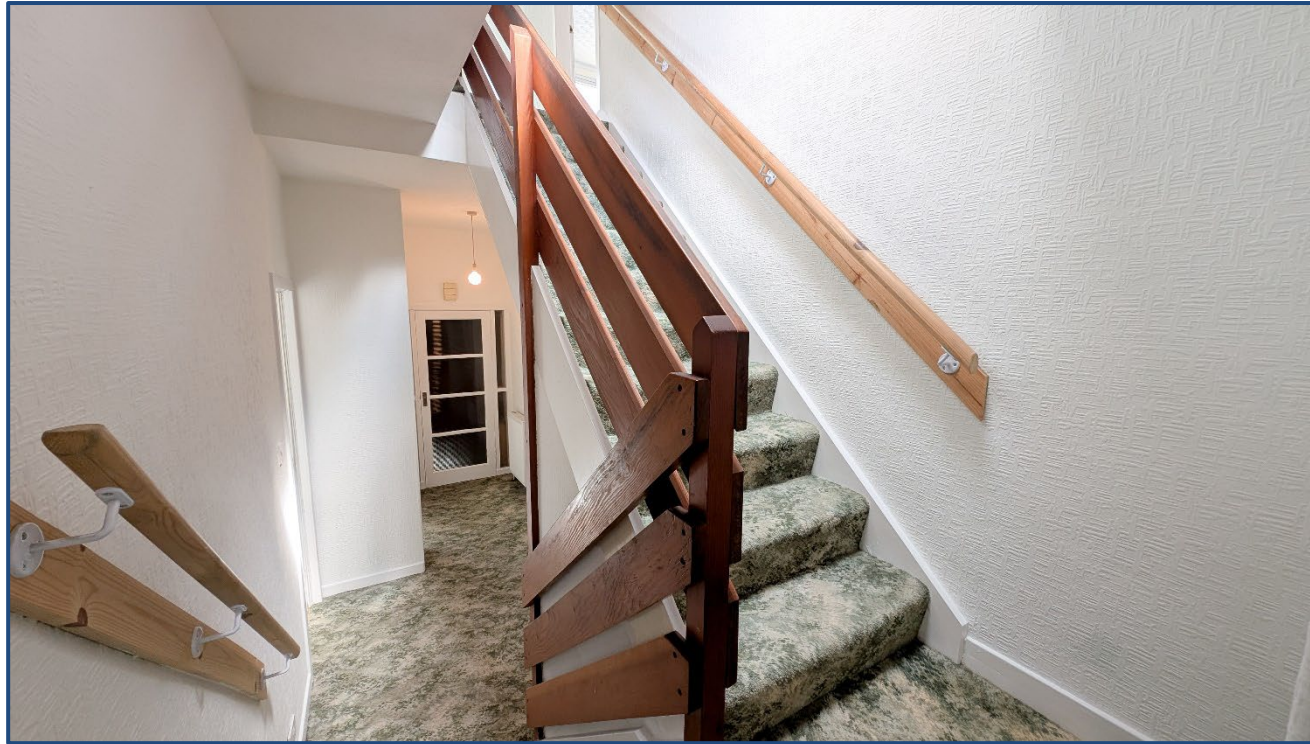




























## **Selling Your Property !!**

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## **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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