



Village Estates

Independent Estate Agents & Mortgage Advisors



South Carbrain

61 Wallbrae Road

G67 2PD

Offers Over £72,500

5 Bedroomed Linked End of Terrace Villa

Hallway • Lounge • Dining Kitchen • W.C

5 Bedrooms • Bathroom

Gardens

Superb opportunity to purchase this 5 bedroomed linked end of terrace villa situated in the South Carbrain area of Cumbernauld. Accommodation extends to a welcoming hallway giving access to a fabulous size-fitted kitchen with a good range of base and wall mounted units with ample space for dining. The kitchen gives access to the rear garden through patio doors. The lower level continues with the 5th bedroom which can be also utilized as a home office, 2nd sitting room or playroom. The lower level is complete with a W.C.

The 1st level leads to a fabulous size lounge and a generous size double bedroom. The top level accommodates 3 further bedrooms with the master boasting excellent storage. The accommodation is complete with a family bathroom comprising of a 4-piece bath suite with separate walk-in shower enclosure.

The property benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a good size plot with gardens to the front and rear. Viewing is essential to fully appreciate the accommodation on offer on this 5-bedroom linked end terrace villa.

- | | | | |
|------------------|-----------------|-----------------|----------------|
| • Hallway | | • Bedroom No. 1 | 15'04" x 9'11" |
| • Dining Kitchen | 13'11" x 11'09" | • Bedroom No. 2 | 13'11" x 9'04" |
| • Bedroom No. 5 | 9'08" x 7'11" | • Bedroom No. 3 | 13'11" x 9'10" |
| • Lounge | 13'11" x 11'08" | • Bedroom No. 4 | 9'10" x 7'10" |
| • W.C | | • Bathroom | |

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

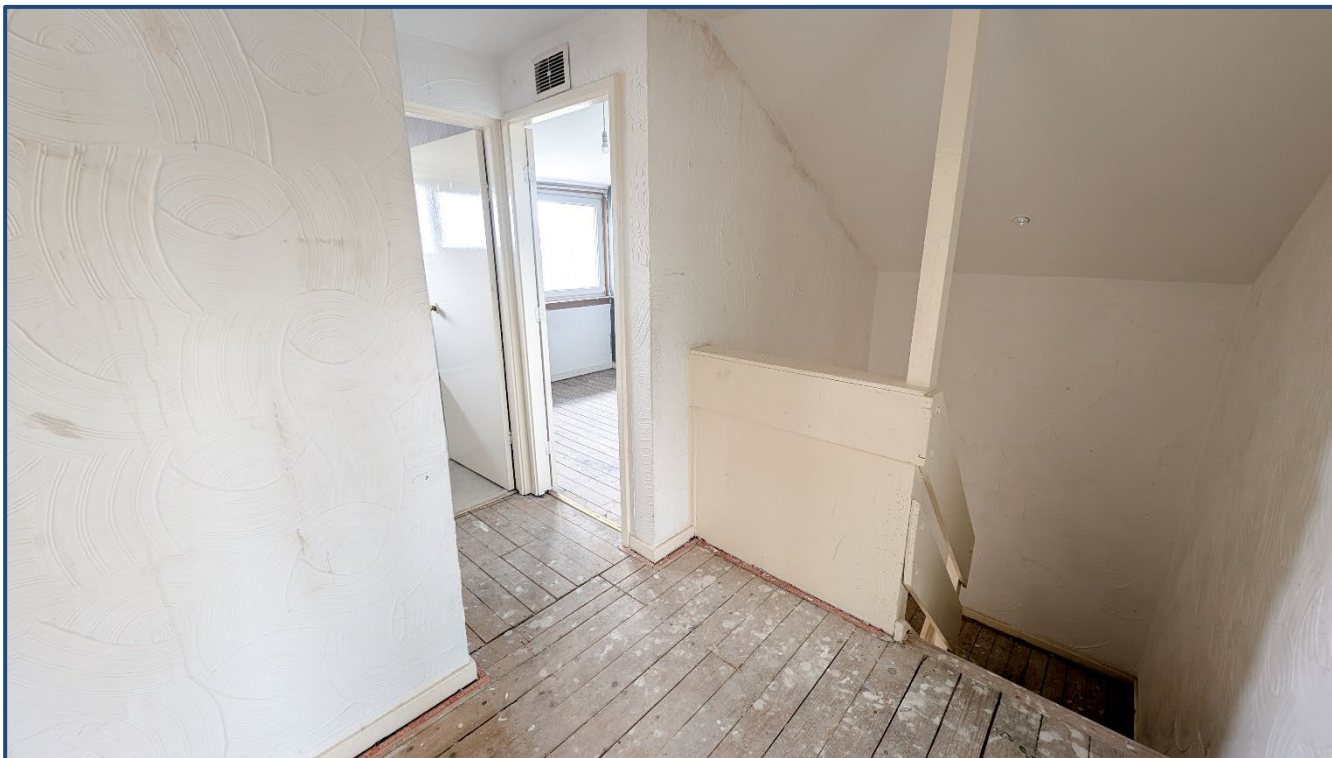
These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

Ref. No. VEC25.3635















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