



Village Estates

Independent Estate Agents & Mortgage Advisors



Abronnhill

100 Birch Road

G67 3PA

2 Bedroom (originally 3 Bed) End of Terrace Villa

Hallway • Lounge • Dining Kitchen • W.C

2 Double Bedrooms • Shower Room

Gardens • Driveway • Detached Garage

Village Estates are delighted to welcome to the market this stunning 2-bedroom (originally 3 bedroom) end of terrace villa boasting a fabulous corner plot offering extensive garden space, driveway and a detached garage situated in the Abrohill area of Cumbernauld. The property comprises of a welcoming hallway leading to a fabulous size lounge with patio doors giving access to the rear garden. The lower hallway also leads to a stunning fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood and microwave with space for dining. The kitchen also leads to the rear garden through patio doors. The lower level is complete with a spacious W.C

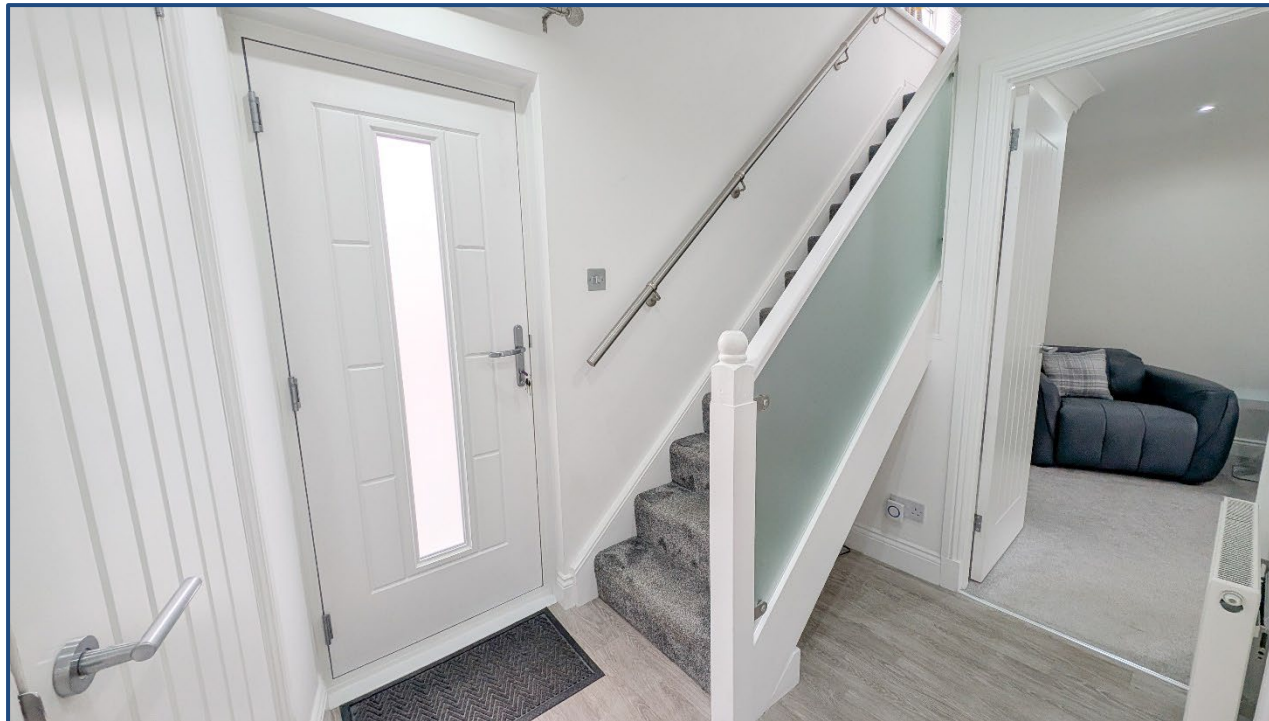
The upper level accommodates 2 generous size double bedrooms, both boasting excellent storage. The accommodation is complete with a modern shower room comprising of a 2-piece white suite with double walk-in shower enclosure.

The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on arguably the best plot in the area with a stunning landscape garden to the rear. There is right of way access from Forest Road through double gates to the rear garden which offers ample off-road parking that leads to a detached garage. Viewing is essential to fully appreciate the accommodation on offer on this stunning 2-bedroom end of terrace villa which is in truly walk in condition.

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|-----------|-----------------|-----------------|----------------|
| • Hallway | | • Bedroom No. 1 | 13'04" x 9'11" |
| • Lounge | 19'08" x 10'05" | • Bedroom No. 2 | 10'07" x 9'07" |
| • Kitchen | 12'09" x 10'08" | • Shower Room | |
| • 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 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. VEC25.3650

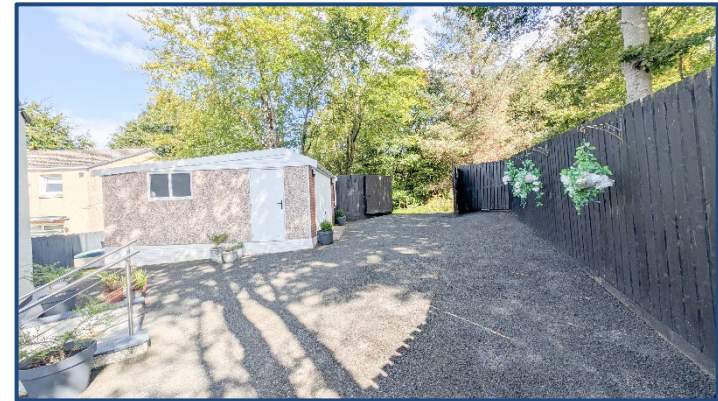
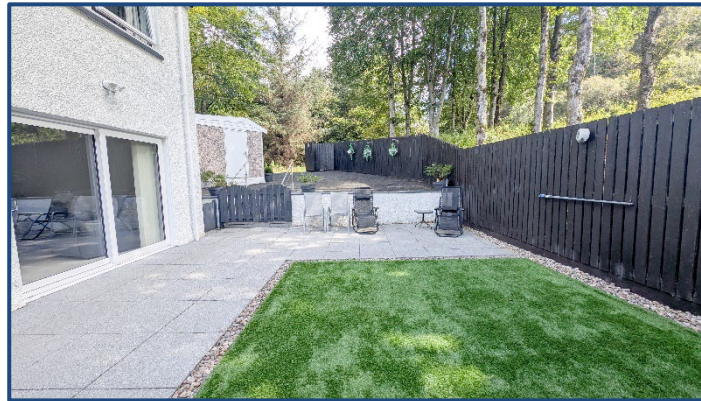


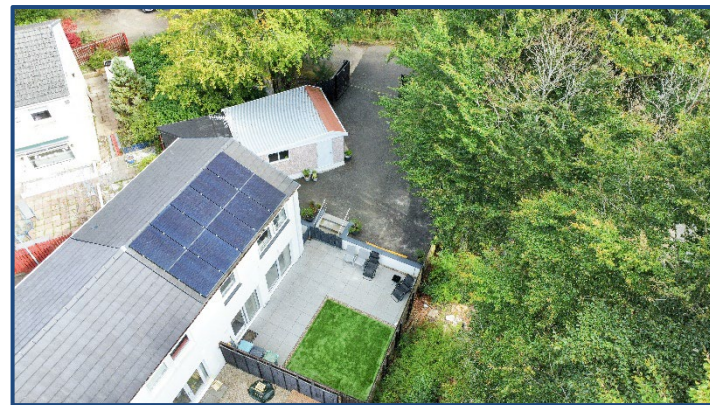
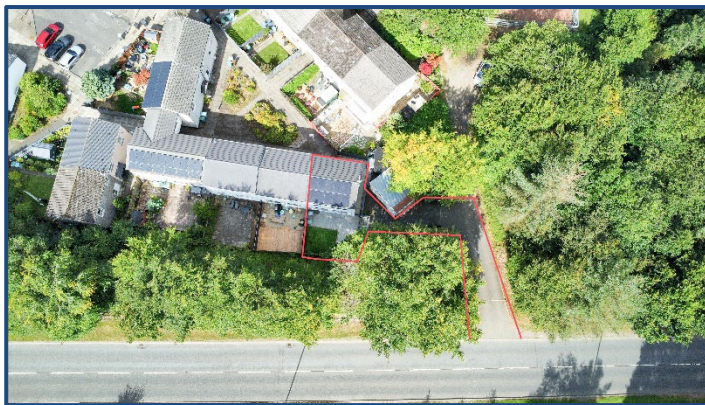












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