



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Abronnhill*

*G67 3DT*

*160 Spruce Road*

# 3 Bedroom End Terrace Villa

Hallway • Lounge/Dining • Kitchen • W.C

3 Bedrooms • Bathroom

Gardens

Village Estates are delighted to welcome to the market this modern 3-bedroom end terrace villa situated in the Abronhill area of Cumbernauld. The property comprises of a front vestibule leading to a welcoming hallway which gives access to a fabulous size lounge with ample space for dining. The hallway also 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 vestibule which leads to both a spacious W.C and the rear garden.

The upper level accommodates 3 generous size bedrooms with bedrooms 2 & 3 boasting excellent storage. The property 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 fully double glazing and a system of gas central heating. Externally the property sits on a beautiful plot with a well-maintained garden to the rear. Viewing is essential to fully appreciate the accommodation on offer on this modern 3-bedroom end of terrace villa.

- |                 |               |                 |               |
|-----------------|---------------|-----------------|---------------|
| • Hallway       |               | • Bedroom No. 1 | 3'52" x 3'49" |
| • Lounge/Dining | 6'54" x 3'52" | • Bedroom No. 2 | 3'53" x 3'49" |
| • Kitchen       | 3'52" x 3'08" | • Bedroom No. 3 | 3'84" x 2'06" |
| • W.C           |               | • Bathroom      |               |

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. VEC25.3660













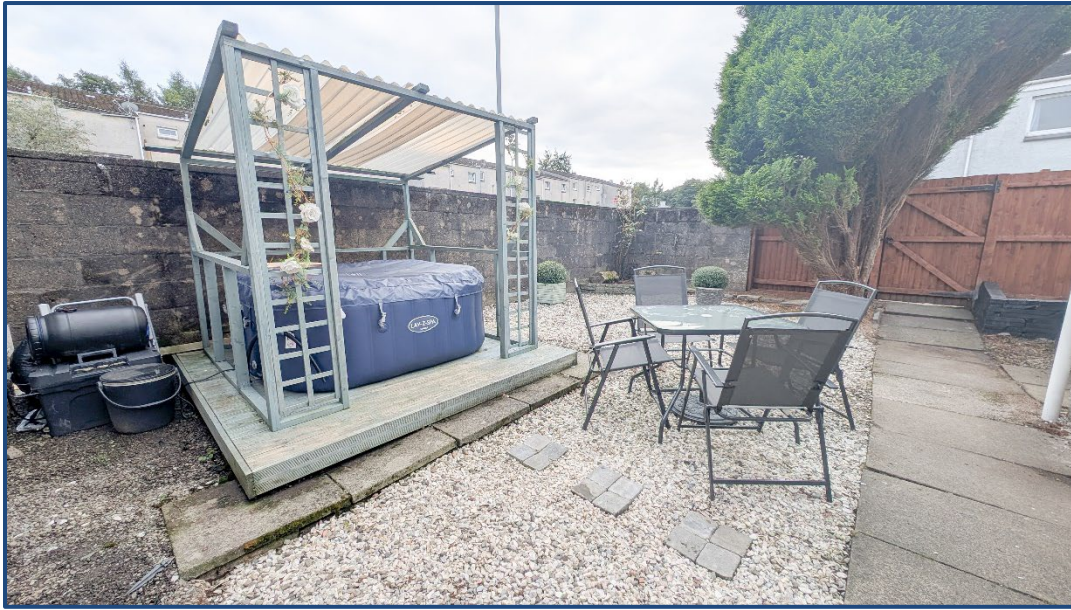














## **Selling Your Property !!**

**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**

**Please contact our Branch Tel. Number during Saturday opening times for all enquiries**

**2 The Wynd The Village Cumbernauld  
Tel: 01236 636101**



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