



Village Estates

Independent Estate Agents & Mortgage Advisors



Balloch

45 Kierhill Road

G68 9BH

2 Bedroom Lower Flat

Hallway • Lounge • Kitchen
2 Bedrooms • Bathroom
Rear Garden

Village Estates are delighted to welcome to the market this modern 2-bedroom lower flat situated in the much sought after Balloch area of Cumbernauld. Internally the property comprises of a welcoming hallway leading to a fabulous size lounge which gives access to a modern fully fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood, fridge, freezer and washing machine.

The accommodation continues with 2 generous-sized bedrooms, both boasting excellent storage. The accommodation is complete with a modern, fully tiled family bathroom comprising of a 3-piece white suite with electric shower over bath and side screen. The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a beautiful plot with a lovely, maintained garden to the rear complete with decked area and artificial grass.

Viewing is essential to fully appreciate the accommodation on offer on this modern 2-bedroom lower flat which is in truly walk-in condition.

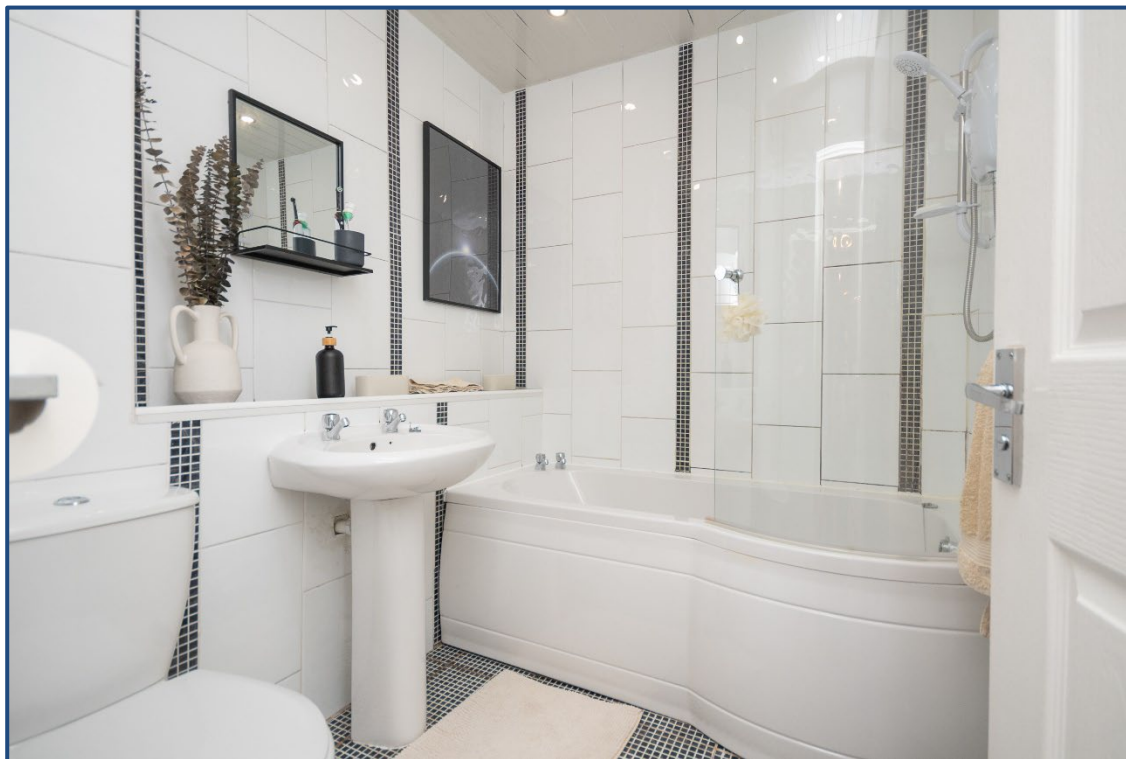
•	Hallway		•	Bedroom No. 1	3'18" x 2'92"
•	Lounge	3'50" x 5'03"	•	Bedroom No. 2	2'90" x 2'57"
•	Kitchen	2'39" x 2'29"	•	Bathroom	

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.











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Mortgage

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Office Opening Hours

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Please contact either of our Branch Tel. Nos. during Saturday opening times for all enquiries

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