



Village Estates

Independent Estate Agents & Mortgage Advisors



Craigmarloch

14 Glen Orchy Drive

G68 0DE

4 Bedroom Detached Villa

Hallway • Lounge • Dining Room • Conservatory • Kitchen • Utility • W.C

4 Bedrooms • En-Suite • Bathroom

Extensive Rear Garden • Driveway • Garage

Village Estates are delighted to welcome to the market this spacious 4-bedroom detached villa boasting a stunning secluded plot with extensive gardens overlooking Dullatur Golf course situated in the much sought after Craigmarloch area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge with double glass doors leading to a spacious dining room. The accommodation continues with a fantastic size conservatory overlooking the rear garden. The hallway also leads to a spacious fitted kitchen which includes a generous range of base and wall mounted units with access to the utility room. The lower level is complete with a W.C.

The upper level accommodates 4 generous size bedrooms with 3 bedrooms boasting excellent storage. The master leads to an en-suite shower room. The accommodation is complete with a family bathroom comprising of a 3-piece suite with electric shower over bath and side screen.

The property also benefits from a system of gas central heating. Externally the property sits on a stunning plot with an extensive, secluded garden to the rear overlooking Dullatur golf course. There is a monobloc driveway to the front of the property leading to a single integral garage.

Viewing is essential to appreciate the accommodation on offer on this spacious 4 bedroom detached villa which arguably sits on 1 of the best plots in the area.

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|----------------|---------------|-----------------|---------------|
| • Hallway | | • Bedroom No. 1 | 2'97" x 2'87" |
| • Lounge | 4'36" x 3'58" | • En-Suite | |
| • Dining Room | 3'01" x 2'86" | • Bedroom No. 2 | 5'35" x 2'93" |
| • Conservatory | 4'81" x 3'03" | • Bedroom No. 3 | 3'01" x 2'96" |
| • Kitchen | 3'72" x 3'11" | • Bedroom No. 4 | 3'27" x 2'08" |
| • Utility | | • Bathroom | |
| • 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 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. VEC25.3685













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