



Village Estates

Independent Estate Agents & Mortgage Advisors



Whitelees

79 Birkenburn Road

G67 3QS

3 Bedroom Extended Semi Detached Villa

Front Vestibule • Lounge • Kitchen • Dining • 2nd Public Room

3 Bedrooms • Shower Room • Bathroom

Rear Garden • Driveway

Village Estates are delighted to welcome to the market this extended 3-bedroom semi detached villa situated in the much sought after Whitelees area of Cumbernauld.

The property comprises of a welcoming front vestibule leading to a fabulous size lounge. The lounge leads to a modern fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood and microwave with breakfast bar offering space for dining. The kitchen has open planned access to a dining area with access to the rear garden. The accommodation continues with a 2nd public room which can be utilized as a 4th bedroom, toy room, home office or 2nd sitting room. The lower level is complete with the 3rd bedroom which gives access to a spacious en-suite with a 2-piece white suite and separate jacuzzi bath.

The upper level accommodates 2 generous size double bedrooms, both boasting excellent storage. The master leads to an en-suite shower room comprising of a 2-piece white suite with separate walk-in shower enclosure.

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 lovely, enclosed garden to the rear complete with artificial grass and decked area. Viewing is essential to fully appreciate the accommodation on offer on this extended 3-bedroom semi-detached villa.

• Front Vestibule		• Bedroom No. 1	3'88" x 2'87"
• Lounge	5'50" x 3'91"	• Shower Room	
• Kitchen	3'84" x 2'52"	• Bedroom No. 2	3'90" x 2'54"
• Dining Room	3'29" x 2'56"		
• 2nd Public Room	3'19" x 2'13"		
• Bedroom No. 3	3'61" x 2'04"		
• 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. VEC25.3675











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