



Village Estates

Independent Estate Agents & Mortgage Advisors



Balloch

*63 Grangeneuk Gardens
G68 9BN*

3 Bedroom Semi Detached Villa

Hallway • Lounge • Kitchen/Dining • Dining Room • W.C

3 Bedrooms • Bathroom

Driveway • Garage • Gardens

Village Estates are delighted to welcome to the market this beautiful 3-bedroom semi-detached villa boasting a lovely corner plot situated in the much sought-after Balloch area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge with a stunning media wall complete with feature fireplace. The lounge gives access through double glass doors to a modern fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, grill, hood, fridge and freezer with ample space for dining. The kitchen leads to the rear garden through French doors. The lower level is complete with a spacious W.C.

The upper level accommodates 3 generous size bedrooms, all boasting excellent storage. The accommodation is complete with a modern fully tiled family bathroom comprising of a 3-piece white suite with 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 corner plot with a low maintenance garden to the rear. There is a monobloc driveway running adjacent to the property leading to a single detached garage.

Viewing is essential to appreciate the accommodation on offer on this modern 3-bedroom semidetached villa which is in truly walk in condition.

• Hallway		• Bedroom No. 1	4'13" x 2'68"
• Lounge	4'77" x 3'96"	• Bedroom No. 2	3'05" x 2'96"
• Kitchen/Dining	4'96" x 2'92"	• Bedroom No. 3	2'23" x 2'16"
• 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.













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10am – 1pm Saturday

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

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