



Village Estates

Independent Estate Agents & Mortgage Advisors



Craigmarloch

37 Glen Clova Drive

G68 0DL

3 Bedroom Semi Detached Villa

Hallway • Lounge • Dining Kitchen • W.C

3 Bedrooms • En-Suite • Bathroom

Gardens • Driveway

Village Estates are delighted to welcome to the market this modern, 3-bedroom semidetached villa situated in the much sought after Craigmarloch area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge giving access to a stunning fitted kitchen which includes a generous range of base and wall-mounted units with integrated oven, hob and hood with breakfast bar and 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 with bedroom 1 and 2 boasting mirror sliding wardrobes offering excellent storage. The master leads to a fully tiled en-suite shower room. The accommodation is complete with a modern family bathroom comprising of a 3-piece white bath suite.

The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a lovely plot with a beautiful well-kept garden to the rear. There is a driveway running adjacent to the property.

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

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|-----------|---------------|-----------------|---------------|
| • Hallway | | • Bedroom No. 1 | 3'88" x 2'91" |
| • Lounge | 4'77" x 4'00" | • En-Suite | |
| • Kitchen | 5'05" x 2'95" | • Bedroom No. 2 | 3'23" x 2'64" |
| • W.C | | • Bedroom No. 3 | 2'33" x 2'30" |
| | | • 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. VEC25.3704











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**2 The Wynd The Village Cumbernauld
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