



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Abronhill*

*45 Maple Court*

*G67 3NB*

# 4 Bedroom End of Terrace Villa

Hallway • Lounge • 2<sup>nd</sup> Public Room • Kitchen • W.C

4 Bedrooms • Bathroom

Rear Garden • Garage

Village Estates are delighted to introduce to the market this larger style 4-bedroom end terrace villa situated in the much sought after Abronhill area of Cumbernauld sitting on extensive grounds which also includes a lock up garage.

The property comprises of a welcoming hallway leading to a fabulous size lounge with French doors leading to 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 rear. The accomodation continues with a further public room which can be ideally utilized as a dining room, 2<sup>nd</sup> sitting room, playroom or home office. The lower level is complete with a W.C.

The upper level accommodates 4 spacious bedrooms with the master leading to a large walk in store room. The accommodation is complete with a family bathroom comprising of a 3-piece white suite with electric shower over bath.

The property also benefits from gas central heating and is fully double glazed. Externally the property sits on an extensive plot with large gardens to the side and rear. There is a lock up garage situated to the front of the property.

Viewing is essential to fully appreciate the accommodation on offer on this spacious 4 bedroom end of terrace villa.

• Hallway		• Bedroom No. 1	4'46" x 2'30"
• Lounge	5'37" x 3'53"	• Bedroom No. 2	3'37" x 2'99"
• Kitchen	3'48" x 2'60"	• Bedroom No. 3	3'49" x 1'76"
• 2 <sup>nd</sup> Public Room	3'47" x 2'72"	• Bedroom No. 4	3'48" x 1'72"
• 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 hae 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. VEC25.3722

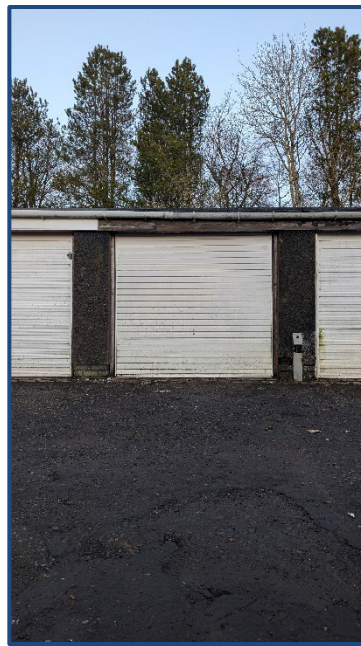












## **Selling Your Property !!**

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## **Mortgage**

**Village Estates Mortgages offers a full range of Mortgage and Re-Mortgage facilities**

**Home Reports, Surveys, Solicitors can also be arranged**

### **Office Opening Hours**

**9am – 5.30pm Monday – Friday**

**10am – 1pm Saturday**

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

**2 The Wynd The Village Cumbernauld  
Tel: 01236 636101**



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