



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Kildrum*

*30c Clouden Road*

*G67 2EP*

# 3 Bedroom Mid Terrace Villa

Hallway • Kitchen/Dining • Lounge

3 Bedrooms • Bathroom

Rear Garden

Village Estates are delighted to introduce to the market this modern 3-bedroom terrace villa situated in the much sought after Kildrum area of Cumbernauld.

The property comprises of a welcoming hallway with open access to a stunning 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 hallway also leads to a spacious lounge giving access to the rear garden, The lower level is complete with a generous size 3<sup>rd</sup> bedroom which can also be utilized as a home office, 2<sup>nd</sup> sitting room or play room.

The upper level accommodates 2 fabulous size double bedrooms with the 2<sup>nd</sup> bedroom boasting excellent storage. The accommodation is complete with a modern 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 plot with a large garden to the rear.

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

- Hallway
- Lounge 5'60" x 4'11"
- Kitchen/Dining 3'65" x 3'21"
- Bedroom No. 3 2'89" x 2'40"
- Bedroom No. 1 4'14" x 2'82"
- Bedroom No. 2 4'09" x 2'73"
- 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 fittings 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. VEC25.3740











## **Selling Your Property !!**

Contact us Now for a Free Valuation - We Offer a Full Sales & Marketing Package for a Very Competitive Fee

## **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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