



Village Estates

Independent Estate Agents & Mortgage Advisors



Cumbernauld

*27 Binniehill Road, Balloch
G68 9DT*

4 Bedroom Detached Villa

Vestibule • Lounge • Kitchen • Sun Room • W.C

4 Bedrooms • Bathroom

Driveway • Gardens

Village Estates are delighted to welcome to the market this stunning 4-bedroom detached villa situated in the much sought after Balloch area of Cumbernauld. The property comprises of a welcoming vestibule leading to a spacious lounge with access to a modern fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood, dishwasher and washing machine. The kitchen gives open access to a fabulous size garden room which leads to the rear garden. The accommodation continues with the garage, which has been beautifully converted into the 4th bedroom, however this can also be utilized as a 2nd sitting room, home office or playroom. The lower level is complete with a spacious W.C.

The upper level accommodates 3 generous size double bedrooms and a 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 stunning plot with a beautiful, landscaped garden to the rear complete with artificial grass and patio area. There is a long monobloc driveway leading to the front of the property.

Viewing is essential to fully appreciate the accommodation on offer on this stunning 4-bedroom detached villa which is in truly walk-in condition.

• Vestibule		• Bedroom No. 1	3.65m x 3.09m
• Lounge	4.64m x 3.06m	• Bedroom No. 2	3.30m x 2.85m
• Kitchen	5.75m x 2.19m	• Bedroom No. 3	2.64m x 2.64m
• Sun Room	4.61m x 2.84m	• Bathroom	2.27m x 1.89m
• Bedroom No. 4	3.81m x 2.54m		
• W.C			

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. 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.

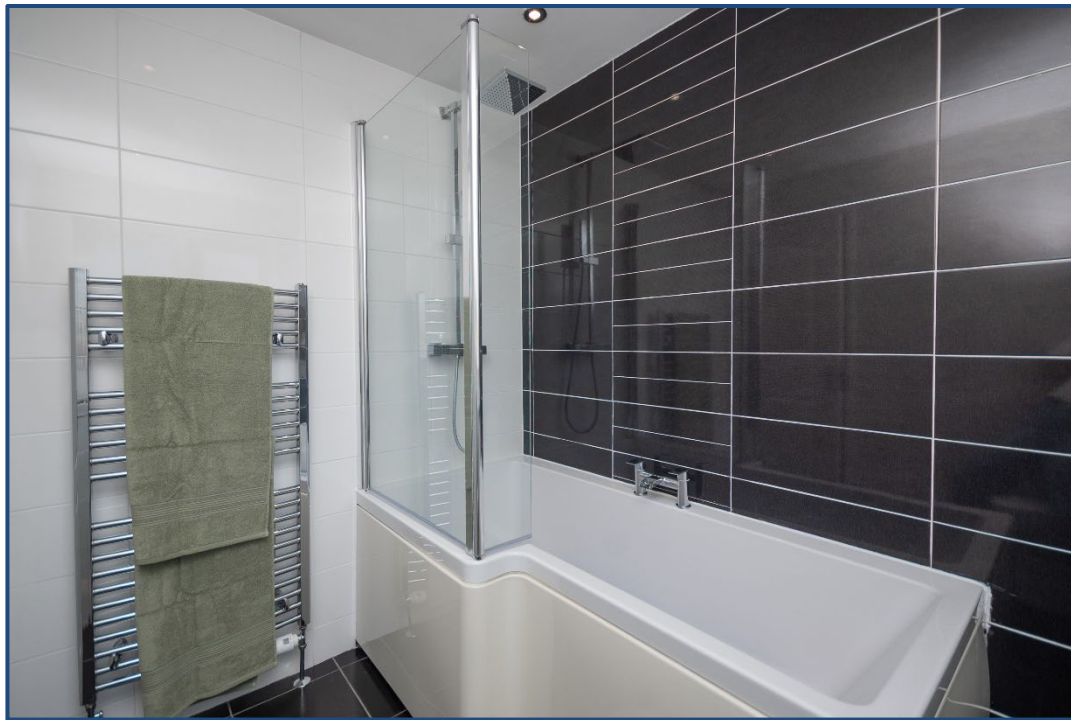
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