



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Abronhill*

*76 Hawthorn Road*

*G67 3LY*

# 3 Bedroom End Terrace Villa

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

3 Bedrooms • Shower Room

Rear Garden • Garage

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

The property comprises of a welcoming hallway leading to a fabulous size lounge with open planned dining area. The hallway also leads to a spacious fitted kitchen which includes a generous range of base and wall mounted units with ample space for dining. The kitchen gives access to the rear garden through French doors. The lower level is complete with a modern fully tiled shower room.

The upper level accommodates 3 generous size bedrooms and a family shower room comprising of a 2-piece white suite with separate walk-in shower enclosure.

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, secluded garden to the rear. There is a lock up garage situated to the side of the property.

Viewing is essential to appreciate the accommodation on offer on this modern 3-bedroom end of terrace villa.

- |                  |               |                 |               |
|------------------|---------------|-----------------|---------------|
| • Hallway        |               | • Bedroom No. 1 | 3'47" x 3'12" |
| • Lounge         | 5'40" x 3'67" | • Bedroom No. 2 | 3'46" x 2'01" |
| • Kitchen/Dining | 3'57" x 3'15" | • Bedroom No. 3 | 3'46" x 2'04" |
| • Shower Room    |               | • Shower Room   |               |

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. VEC25.3687

























## **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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