



Village Estates

Independent Estate Agents & Mortgage Advisors



Abronhill

212 Spruce Road

G67 3DU

3 Bedroom Ground Floor Maisonette Flat

Hallway • Lounge • Kitchen

3 Bedrooms • Wet Room

Rear Garden

Village Estates are delighted to welcome to the market this spacious 3-bedroom ground floor Maisonette flat situated in the much sought after Abrohill area of Cumbernauld. Internally the property comprises of a welcoming hallway which leads to a fabulous size lounge. The lower hallway also leads to a spacious fitted kitchen with access to the rear garden.

The upper level accommodates 3 generous size bedrooms and a modern wet room comprising of a 2-piece white suite with electric shower.

The property also benefits from a system of gas central heating with the boiler being recently installed. Externally the property sits on an excellent plot with a private garden to the rear. Viewing is essential to fully appreciate the accommodation on offer on this spacious 3-bedroom Maisonette flat.

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|-----------|---------------|-----------------|---------------|
| • Hallway | | • Bedroom No. 1 | 3.19m x 4.17m |
| • Lounge | 6.42m x 3.19m | • Bedroom No. 2 | 3.21m x 2.14m |
| • Kitchen | 3.19m x 3.19m | • Bedroom No. 3 | 3.19m x 2.21m |
| | | • Wet Room | 2.23m x 1.98m |

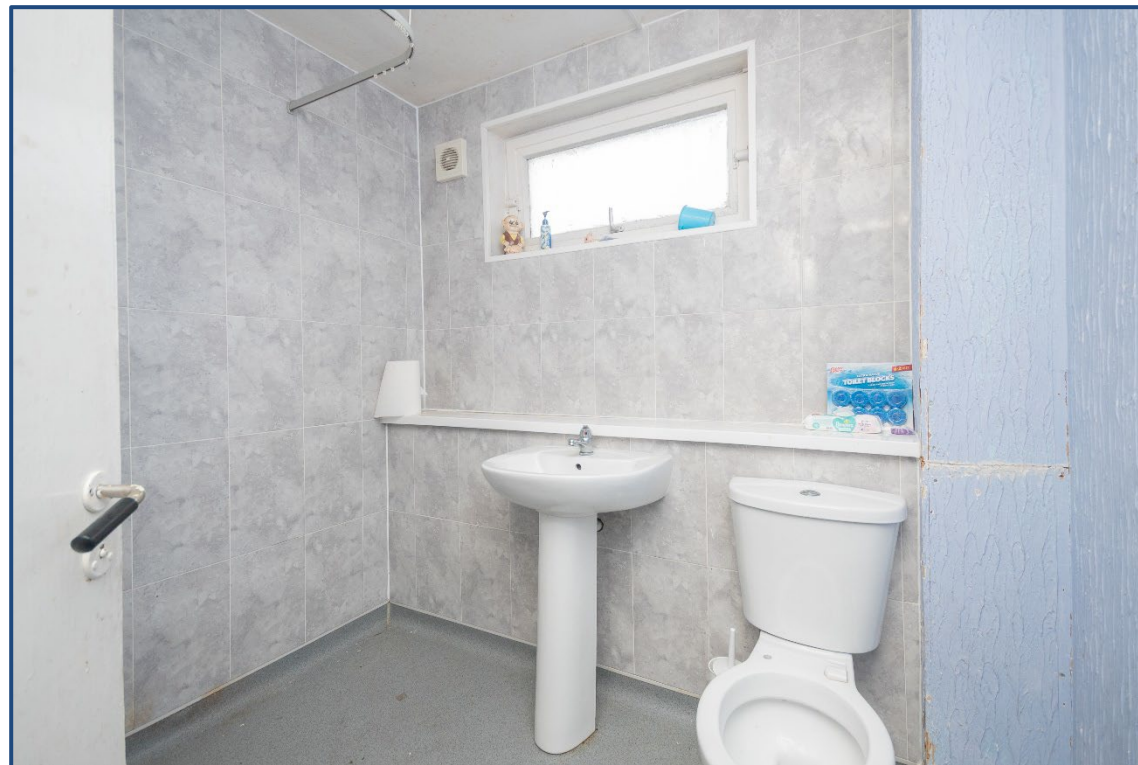
These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

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Mortgage

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