



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Westerwood*

*41 Kings Drive*

*G68 0HS*

# 4 Bedroom Detached Villa

Hallway • Lounge/Dining • Kitchen/Dining • Utility • Gym/Office • W.C  
4 Double Bedrooms • Ensuite • Bathroom  
Driveway • Gardens • Hot Tub • Garage

Village Estates are delighted to introduce to the market this stunning 4-bedroom detached villa situated in the much popular Westerwood area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge with ample space for dining. The hallway also leads to a stunning fitted kitchen which includes a generous range of base and wall-mounted units with integrated double range oven, hob, hood, fridge, freezer and dishwasher with breakfast bar offering space for dining. The kitchen leads to both the rear garden and a spacious utility room. The accommodation continues with the part garage conversion which is currently being used as a gym and home office however this can also be utilized as a 5<sup>th</sup> bedroom, play room or 2<sup>nd</sup> sitting area. The lower level is complete with a beautiful sunroom which is currently being used as a 2<sup>nd</sup> sitting room and a fully tiled W.C off the hallway.

The upper level accommodates 4 generous-sized double bedrooms all boasting excellent storage with the master leading to a modern en-suite shower room. The accommodation is complete with a stunning 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 fabulous plot with a stunning garden to the rear with 5 person bluetooth hot tub. There is a monobloc driveway to the front of the property leading to a part single garage.

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

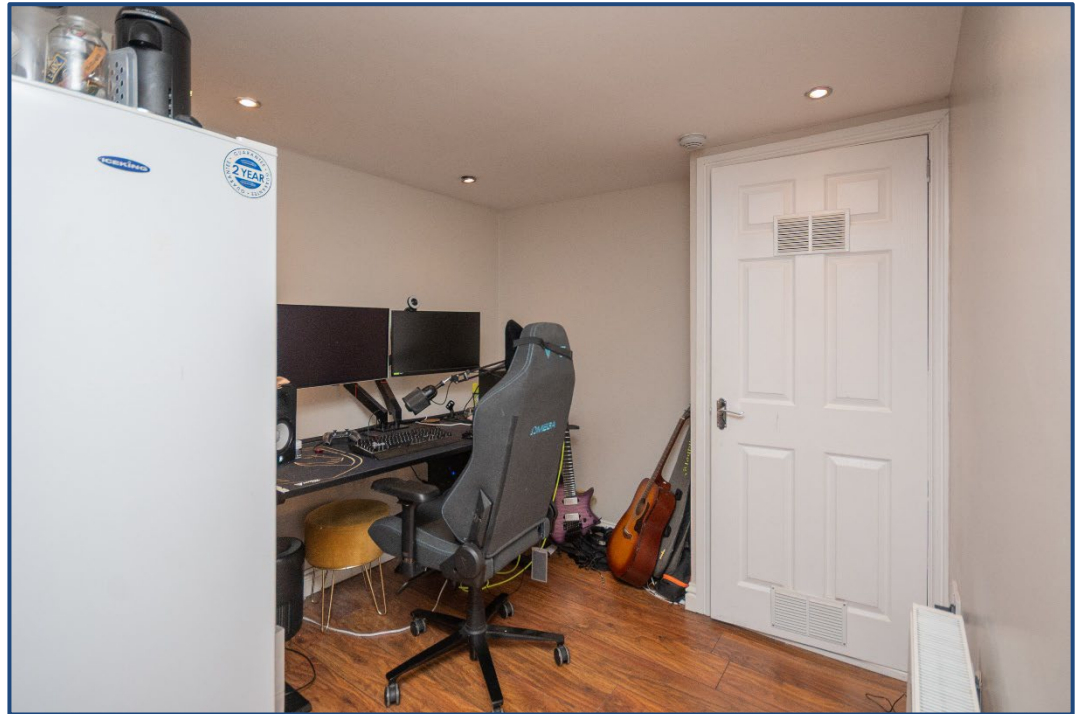
- |                 |               |                   |               |
|-----------------|---------------|-------------------|---------------|
| • Hallway       |               | • Bedroom No. 1   | 3'60" x 3'60" |
| • Lounge/Dining | 8'04" x 3'59" | • Master En-Suite |               |
| • Kitchen       | 8'33" x 4'10" | • Bedroom No. 2   | 3'15" x 3'09" |
| • Utility       | 2'45" x 1'59" | • Bedroom No. 3   | 3'57" x 3'08" |
| • Sun Room      | 6'13" x 3'73" | • Bedroom No. 4   | 3'22" x 3'08" |
| • Gym/Office    | 5'34" x 2'19" | • Bathroom        |               |
| • 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 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. VEC25.3736















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## Mortgage

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### Office Opening Hours

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

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