



Village Estates

Independent Estate Agents & Mortgage Advisors



Westerwood

17 Letham Grange

G68 0HZ

3 Bedroom Semi Detached Villa

Hallway • Lounge • Dining Area • Kitchen

3 Bedrooms • Bathroom • Rear Garden • Driveway • Garage

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

The property comprises of a welcoming hallway leading to a fabulous size lounge with open access to a dining area leading to a spacious fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob and hood. The kitchen gives access to the 2nd half of the garage which is currently being used as storage.

The upper level accommodates 3 generous size bedrooms with bedrooms 1 and 2 boasting excellent storage. The accommodation is complete with a modern family bathroom comprising of a 2-piece white suite with large walk-in shower.

The property also benefits from double glazing and a system of gas central heating. Externally the property sits on a beautiful plot with a well-maintained garden to the rear. There is a monobloc driveway to the front leading to an integral garage.

Viewing is essential to fully appreciate the accommodation on offer on this beautiful 3 bedroom semi detached villa which is in truly walk in condition.

• Hallway		• Bedroom No. 1	4.00m x 2.45m
• Lounge	4.42m x 3.74m	• Bedroom No. 2	2.81m x 2.68m
• Dining	3.05m x 2.30m	• Bedroom No. 3	2.84m x 2.19m
• Kitchen	3.04m x 2.35m	• 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. VEC26.3774











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