



Village Estates

Independent Estate Agents & Mortgage Advisors



Balloch

20 Woodburn Way

G68 9BJ

2 Bedroom Detached Bungalow

Hallway • Lounge • Kitchen • Conservatory

2 Bedrooms • Wet Room

Gardens • Driveway • Garage

Village Estates are delighted to introduce to the market this modern 2-bedroom detached bungalow situated in the much sought after Balloch area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge with French doors leading to a spacious conservatory overlooking the rear garden.

The lounge also leads to a spacious fitted kitchen which includes a generous range of base and wall-mounted units with access to the side. The accommodation continues with 2 generous size bedrooms, both boasting excellent storage. The accommodation is complete with a modern wet room comprising of a 2-piece white suite.

The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a fabulous sized plot with beautiful well-maintained gardens to the front and rear. There is a monobloc driveway to the front leading to a single detached garage.

Viewing is essential to appreciate the accommodation on offer on this modern 2-bedroom detached bungalow.

- | | | | |
|----------------|---------------|-----------------|---------------|
| • Hallway | | • Bedroom No. 1 | 3'65" x 2'64" |
| • Lounge | 4'88" x 3'70" | • Bedroom No. 2 | 3'08" x 2'65" |
| • Kitchen | 3'00" x 2'68" | • Wet Room | 1'96" x 1'84" |
| • Conservatory | 3'00" x 3'00" | | |

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. VEC25.3783













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



www.ve-ea.co.uk

s1homes.com