



Village Estates

Independent Estate Agents & Mortgage Advisors



Abronnhill

31 Cedar Road

G67 3AP

3 Bedroom End Terrace Villa

Hallway • Lounge/Dining • Kitchen • Rear Vestibule

3 Bedrooms • Bathroom

Rear Garden

Village Estates are delighted to introduce 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 giving access to a fabulous size lounge with ample space for dining and French doors leading to the rear garden. The lounge leads through sliding doors to a modern fitted kitchen which includes a generous range of base and wall-mounted units with integrated oven, grill, hob, hood and dishwasher. The lower level is complete with a rear vestibule with open access to a large walk-in storeroom.

The upper level accommodates 3 generous size bedrooms and a modern family bathroom comprising of a 3-piece white suite with shower over bath and side screen.

The property also benefits from fully double glazing and a system of gas central heating (boiler was replaced 2024).

Externally the property sits on a fabulous size plot with stunning gardens to the front and rear.

Viewing is essential to fully appreciate the accommodation on offer on this modern 3-bedroom end terrace villa which is in truly walk-in condition.

•	Hallway		•	Bedroom No. 1	3.53m x 3.32m
•	Lounge	5.97m x 3.20m	•	Bedroom No. 2	3.36m x 1.95m
•	Kitchen	3.17m x 2.88m	•	Bedroom No. 3	3.36m x 1.95m
•	Rear Vestibule/Store	3.42m x 1.46m	•	Shower Room	1.91m x 1.68m

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 fitments hae 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. VEC26.3838











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