



Village Estates

Independent Estate Agents & Mortgage Advisors



Abronhill

G67 3EE

3 Abronhill Cottages

3 Bedroom Semi Detached Bungalow

Hallway • Lounge • Kitchen • Conservatory
3 Bedrooms • Shower Room • Fully Floored Loft
Large Gardens • Driveway

Village Estates are delighted to welcome to the market this modern 3-bedroom semidetached cottage 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 complete with log burner. The lounge gives open access to a recently fitted kitchen which includes a generous range of base and wall mounted units, double range oven, hob and hood with access to the rear. The accommodation continues with 3 generous-sized bedrooms with the 3rd bedroom leading to a spacious conservatory with access to the rear. The accommodation is complete with a modern shower room comprising of a 2-piece white suite with large walk-in shower enclosure.

The property also benefits from a system of electrical heating which was installed within the last 2 years and was fully double glazed within 3 years. Externally the property sits on an excellent plot with stunning gardens to the front, side and rear. There is a driveway to the rear of the property offering off street parking. The property was re roofed within the past 2 years. Viewing is essential to appreciate the accommodation on offer on this stunning 3-bedroom semi-detached bungalow which is in truly walk in condition.

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|----------------|---------------|-----------------|---------------|
| • Hallway | | • Bedroom No. 1 | 3.36m x 3.08m |
| • Lounge | 4.50m x 3.85m | • Bedroom No. 2 | 3.33m x 2.87m |
| • Kitchen | 3.97m x 2.98m | • Bedroom No. 3 | 4.53m x 3.06m |
| • Conservatory | 4.22m x 2.97m | • Shower Room | |
| | | • Floored Loft | 5.68m x 3.74m |

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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Ref. No. VEC26.3853















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