



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Abronhill*

*72 Almond Road*

*G67 3LT*

# 3 Bedroom Extended Mid Terrace Villa

Hallway • Lounge • 2<sup>nd</sup> Public Room (extension) • Kitchen

3 Bedrooms • Bathroom • Rear Garden

Village Estates are delighted to introduce to the market this stunning 3-bedroom mid terrace villa which has been extended to further enhance the accommodation on offer situated in the much sought after Abronhill area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge with double glass doors leading to the extension which could ideally be utilized as a dining room, 2<sup>nd</sup> sitting room or playroom with French doors leading to the rear garden. The lower level is complete with a modern fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob and hood with French doors to the rear.

The upper level accommodates 3 generous size bedrooms with the master boasting excellent storage. The accommodation is complete with a modern family bathroom comprising of a 3-piece white suite with shower over bath and side screen.

The property also benefits from double glazing and a system of gas central heating. Externally the property sits on a beautiful plot with a low maintenance garden to the rear complete with decked area.

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

- Hallway
- Lounge 4.50m x 3.46m
- Extension 4.76m x 3.50m
- Kitchen 5.39m x 3.36m
- Bedroom No. 1 4.50m x 2.61m
- Bedroom No. 2 3.47m x 3.02m
- Bedroom No. 3 3.45m x 2.18m
- Bathroom

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. VEC26.3769











## **Selling Your Property !!**

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## **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

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