



Village Estates

Independent Estate Agents & Mortgage Advisors



Cumbernauld

*37 Etive Court, Condorrat
G67 4JA*

3 Bedroom Semi Detached Split Level Villa

Hallway • Lounge • Kitchen/Dining
3 Bedrooms • Bathroom • Rear Garden

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

The property comprises of a welcoming hallway leading to both the upper and lower levels. The entrance also gives access to a modern family bathroom comprising of a 3-piece white suite with shower over bath and side screen.

The lower level accommodates a fabulous size lounge 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 ample space for dining. The kitchen gives open access to a large store area which is currently being used as a spacious pantry. The kitchen also has access to the rear garden.

The upper level accommodates 3 generous size bedrooms, all boasting excellent storage.

The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on a beautiful plot with a stunning rear garden complete with decked area and artificial grass.

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

• Hallway		• Bedroom No. 1	4.18m x 2.68m
• Lounge	4.75m x 3.51m	• Bedroom No. 2	3.97m x 1.97m
• Dining Kitchen	4.17m x 3.51m	• Bedroom No. 3	2.68m x 1.93m
		• Bathroom	2.10m x 1.96m

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 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. VEC26.3849











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