



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Smithstone*

*11a Old Tower Road*

*G68 9GD*

# 3 Bedroom Semi Detached Villa

Hallway • Lounge • Dining Kitchen/Family Area • W.C

3 Double Bedrooms • En-Suite • Bathroom

Gardens • Out Building • Driveway

Village Estates are delighted to introduce to the market this stunning 3-bedroom semi-detached villa situated in the much sought after Smithstone area of Cumbernauld.

The property comprises of a welcoming hallway which leads to a fabulous lounge with stunning media wall complete with fire. The lounge leads to a stunning fitted kitchen through double glass doors which includes a generous range of base and wall-mounted units with integrated oven, hob, hood, microwave and dishwasher. The garage has been converted to further enhance the kitchen with open access to a beautiful dining and family area. The kitchen gives access to the rear garden through French doors. The lower level is complete with a spacious W.C.

The upper level accommodates 3 generous size double bedrooms with the master boasting excellent storage and access to an en-suite shower room. The accommodation is complete with a modern family bathroom comprising of a 4-piece white bath suite with separate walk-in shower enclosure.

The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a stunning plot with a beautiful, landscaped garden to the rear complete with a 3.7m x 2.8 meter outbuilding which is currently being used as a sitting and bar area. There is a spacious driveway leading to the front of the property.

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

- Hallway
- Lounge 4.27m x 3.29m
- Kitchen/ Dining 9.47m x 2.62m
- W.C
- Bedroom No. 1 3.42m x 2.89m
- En-Suite
- Bedroom No. 2 3.91m x 2.64m
- Bedroom No. 3 3.41m x 3.14m
- Bathroom 2.78m x 2.27m
- Out Building 3.78m x 2.78m

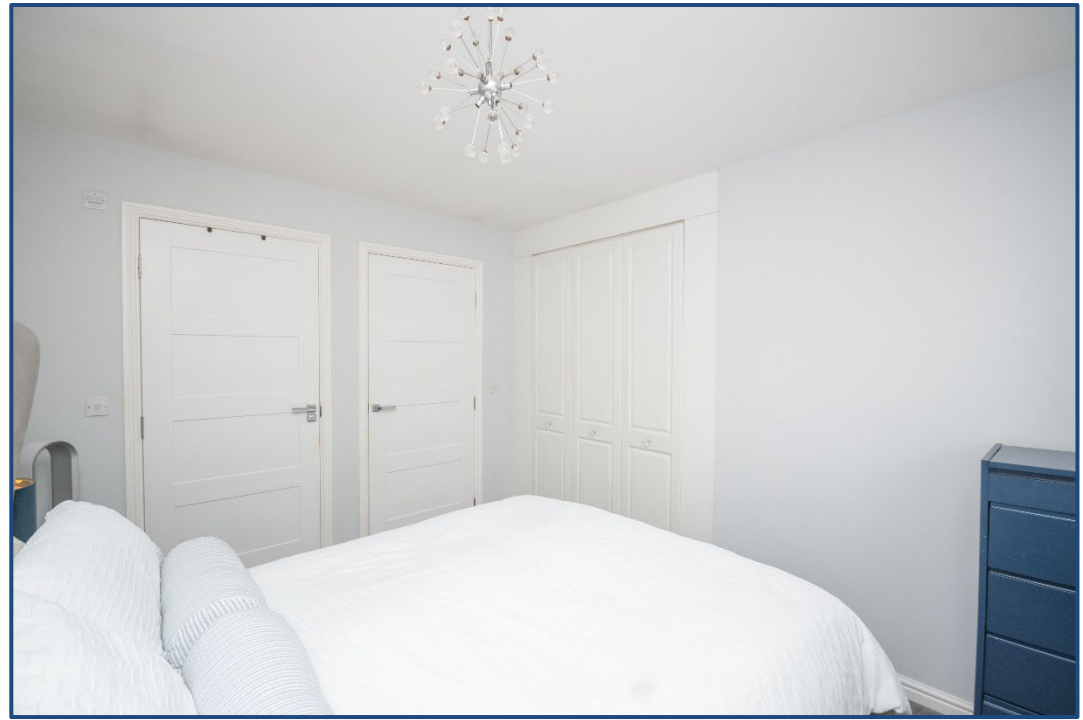
These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

Ref. No. VEC26.3776

















## **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](http://www.ve-ea.co.uk)**

