



Village Estates

Independent Estate Agents & Mortgage Advisors



Cumbernauld

*91 Southfield Road, Balloch
G68 9DQ*

4 Bedroom Detached Villa

Hallway • Lounge • Dining Room • Kitchen • Utility • W.C

4 Double Bedrooms • En-Suite • Bathroom

Driveway • Garage • Gardens

Village Estates are delighted to welcome to the market this modern, 4-bedroom detached villa situated in the much sought after Balloch area of Cumbernauld. The property comprises of a welcoming hallway leading to a fabulous size lounge. The hallway also leads to a spacious dining room giving access to a modern-fitted kitchen which includes a generous range of base and wall-mounted units which leads to a spacious utility area giving access to the rear garden. The lower level is complete with a W.C.

The upper level accommodates 4 generous size bedrooms all boasting excellent storage with the master leading to an en-suite shower room. The accommodation is complete with a modern family bathroom comprising of a 3-piece white suite with electric shower over bath and side screen.

The property also benefits from a system of gas central heating and is fully double glazed.

Externally the property sits on a fabulous plot with a stunning private garden to the rear and a large monobloc driveway to the front leading to a detached garage.

Viewing is essential to fully appreciate the accommodation on offer on this modern 4 bedroom detached villa which is in truly walk-in condition.

• Hallway		• Bedroom No. 1	3.89m x 3.15m
• Lounge	6.64m x 3.41m	• En-Suite	1.97m x 1.75m
• Dining Room	3.83m x 3.02m	• Bedroom No. 2	3.44m x 3.11m
• Kitchen	3.93m x 3.00m	• Bedroom No. 3	3.45m x 2.40m
• Utility	2.25m x 1.56m	• Bedroom No. 4	2.70m x 2.25m
• W.C	1.88m x 1.31m	• Bathroom	2.20m x 1.69m

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.

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. VEC26.3819















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 (Cumbernauld Only)

Please contact either of our Branch Tel. Nos. during Saturday opening times for all enquiries

2 The Wynd, The Village, CUMBERNAULD

Zoopla.co.uk

Tel: 01236 636101

 **rightmove.co.uk**

www.ve-ea.co.uk

s1homes.com