



Village Estates

Independent Estate Agents & Mortgage Advisors



3a Allanfauld Road

Seafar

G67 1EX

2 Bedroom (originally 3 Bed) End Terrace Villa

Front Vestibule • Hallway • Lounge • Kitchen • Dining Room • Store Room

2 Double Bedrooms • Shower Room

Rear Garden

Village Estates are delighted to welcome to the market this modern 2-bedroom (originally 3 bedroom) end terrace villa situated in the much sought after Seafar area of Cumbernauld. Internally the property comprises of a spacious front vestibule leading to a welcoming hallway which gives access to a fabulous size lounge with patio doors to the rear garden. The Lounge also leads to the 3rd bedroom through double glass doors which is currently being used as a dining room. The lower hallway also leads to a modern fitted kitchen which includes a generous range of base and wall-mounted units with integrated oven, hob and hood with access to the rear garden. The lower level is complete with a large storeroom.

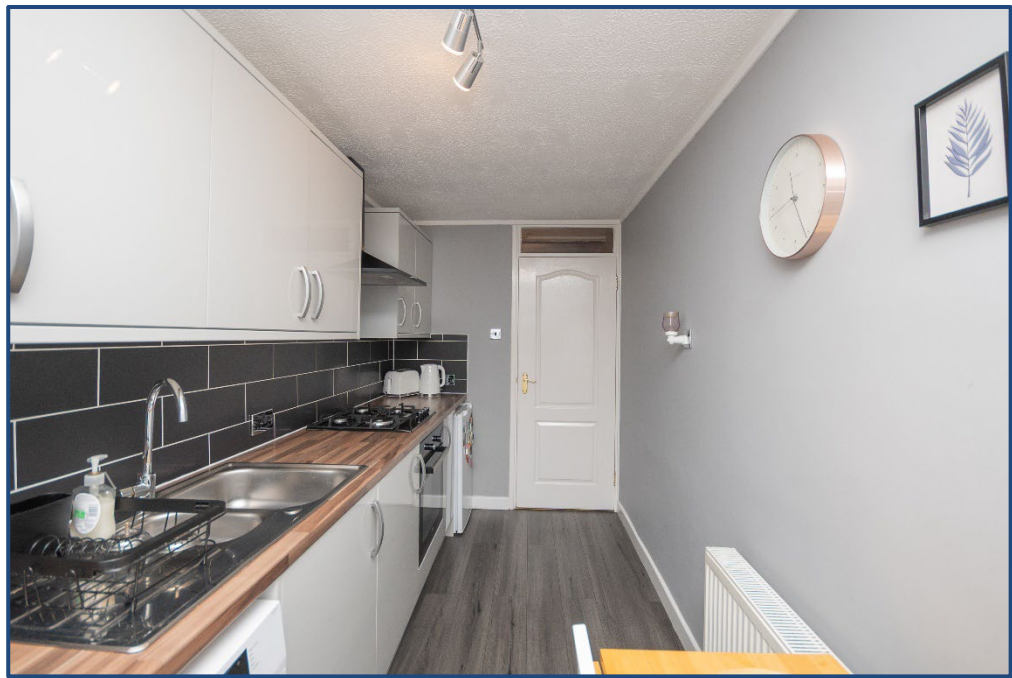
The upper level accommodates 2 generous size double bedrooms with the master offering double mirror wardrobes boasting excellent storage. The accommodation is complete with a stunning shower room comprising of a 2-piece white suite with double walk-in shower enclosure.

The property also benefits from a system of gas central heating and is fully double glazed. Externally the property sits on a beautiful plot with a well-maintained garden complete with decked area to the rear. Viewing is essential to fully appreciate the accommodation on offer on this modern 2-bedroom end terrace villa which is in truly walk-in condition.

• Front Vestibule		• Bedroom No. 1	3.61m x 2.99m
• Hallway		• Bedroom No. 2	4.25m x 2.55m
• Lounge	5.46m x 3.64m	• Shower Room	1.91m x 1.87m
• Kitchen	4.54m x 1.81m		
• Dining	3.65m x 2.01m		
• Store Room	2.58m x 1.57m		

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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