



Village Estates

Independent Estate Agents & Mortgage Advisors



Cumbernauld

*36 Lilac Avenue, Abironhill
G67 3QA*

3 Bedroom Mid Terrace Villa

Hallway • Lounge/Dining • Kitchen • W.C

3 Bedrooms • Bathroom • Gardens

Village Estates are delighted to welcome to the market this modern 3-bedroom terrace villa situated in the much sought after Abronhill area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge with open access to a spacious dining area. The lounge leads to a modern-fitted kitchen which includes a generous range of base and wall-mounted units with access to the rear. The lower level is complete with a modern W.C.

The upper level accommodates 3 generous size double bedrooms with bedrooms 1 & 2 boasting excellent storage. The accommodation is complete with a modern family bathroom comprising of a 3-piece white bath suite and separate walk-in shower enclosure.

The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on a stunning plot with a private, well-maintained garden to the rear. There has been a new roof installed within the past 6 months.

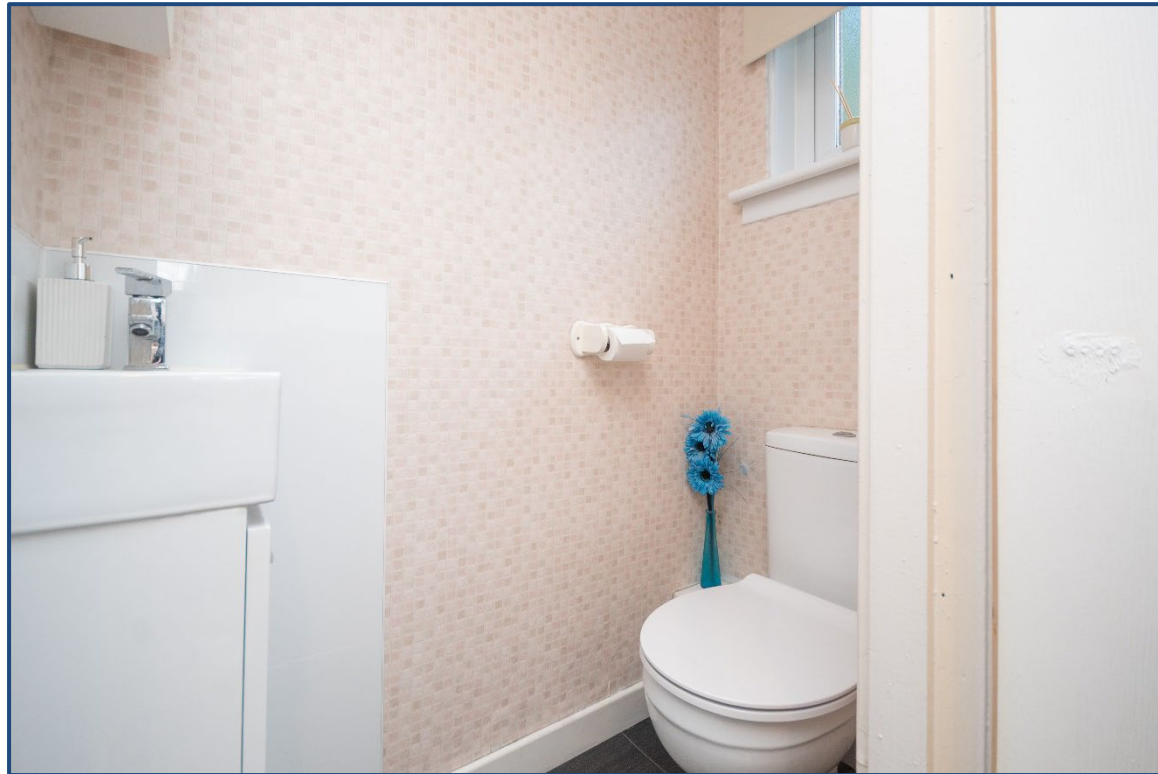
Viewing is essential to fully appreciate the accommodation on offer on this modern 3-bedroom terrace villa which is in truly walk in condition.

• Hallway		• Bedroom No. 1	3.55m x 3.10m
• Lounge/Dining	7.46m x 3.26m	• Bedroom No. 2	3.84m x 2.42m
• Kitchen	3.41m x 2.92m	• Bedroom No. 3	2.91m x 2.82m
• W.C		• Bathroom	1.82m x 1.67m

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. 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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