



Village Estates

Independent Estate Agents & Mortgage Advisors



Cumbernauld

*26 Edenside Westrwood
G68 0ER*

4 Bedroom Detached Villa

Front Vestibule • Hallway • Lounge/Dining Room • Kitchen • Utility • W.C

4 Double Bedrooms • En-Suite • Bathroom

Driveway • Integral Garage • Gardens

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

The upper level accommodates 4 generous size double bedrooms with bedrooms 1, 2 and 3 all boasting excellent storage with the master leading to an en-suite shower room. The accommodation is complete with a fully tiled 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 integral 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.

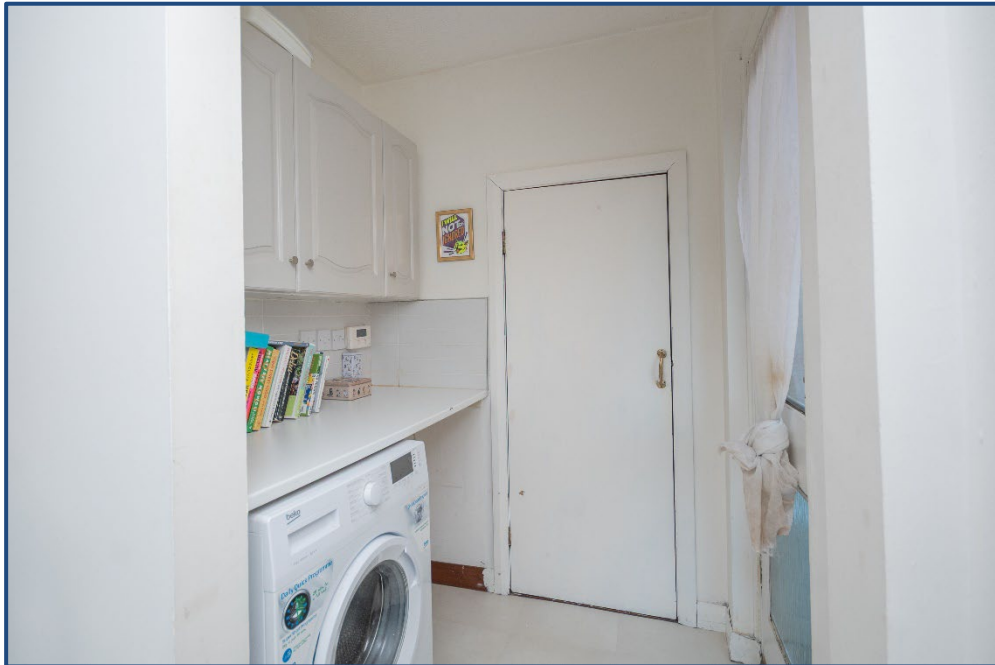
• Hallway		• Bedroom No. 1	3.84m x 3.00m
• Lounge/Dining	7.81m x 3.60m	• En-Suite	2.68m x 1.26m
• Kitchen	4.68m x 2.43m	• Bedroom No. 2	3.25m x 3.00m
• Utility	1.57m x 1.35m	• Bedroom No. 3	2.70m x 2.73m
• W.C	1.31m x 1.35m	• Bedroom No. 4	2.89m x 2.46m
		• Bathroom	2.15m x 1.97m

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.

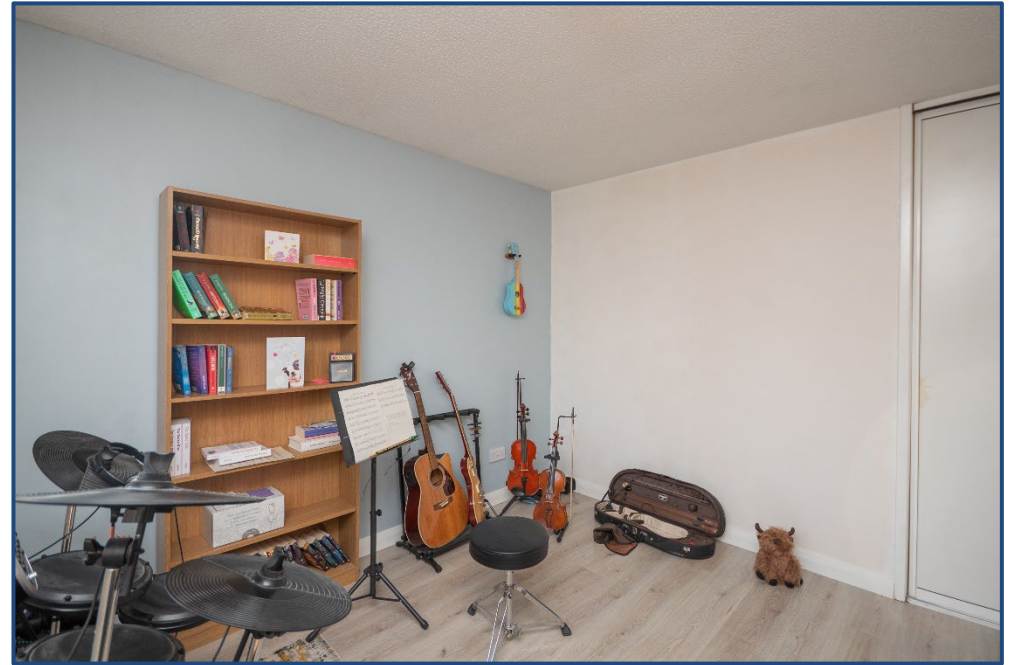
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