



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Condorrat*

*73 Etive Crescent*

*G67 4JB*

# 3 Bedroom Split Level Villa

Hallway • Lounge • Dining Kitchen

3 Bedrooms • Bathroom

Rear Garden

Village Estates are delighted to introduce to the market this modern 3-bedroom split level villa situated in the much sought after Condorrat area of Cumbernauld.

The property comprises of a welcoming hallway leading to both the upper and lower levels. The entrance level also leads to a stunning fully tiled family bathroom comprising of a 3-piece white suite with shower over bath and side screen.

The lower hallway leads to a modern fitted kitchen which includes a generous range of base and wall-mounted units with integrated oven, hob, hood, grill, microwave and coffee machine with ample space for dining. The kitchen gives access to the rear. The lower level is complete with a fabulous size lounge.

The upper level accommodates 3 generous size bedrooms with bedrooms 1 & 2 boasting excellent storage.

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 stunning rear garden which is complete with artificial grass and good size shed which is currently being used as a gym.

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

- Hallway
- Lounge 4'73" x 3'19"
- Kitchen/Dining 4'16" x 3'88"
- Bedroom No. 1 4'18" x 2'63"
- Bedroom No. 2 4'14" x 2'03"
- Bedroom No. 3 2'66" x 2'65"
- Bathroom

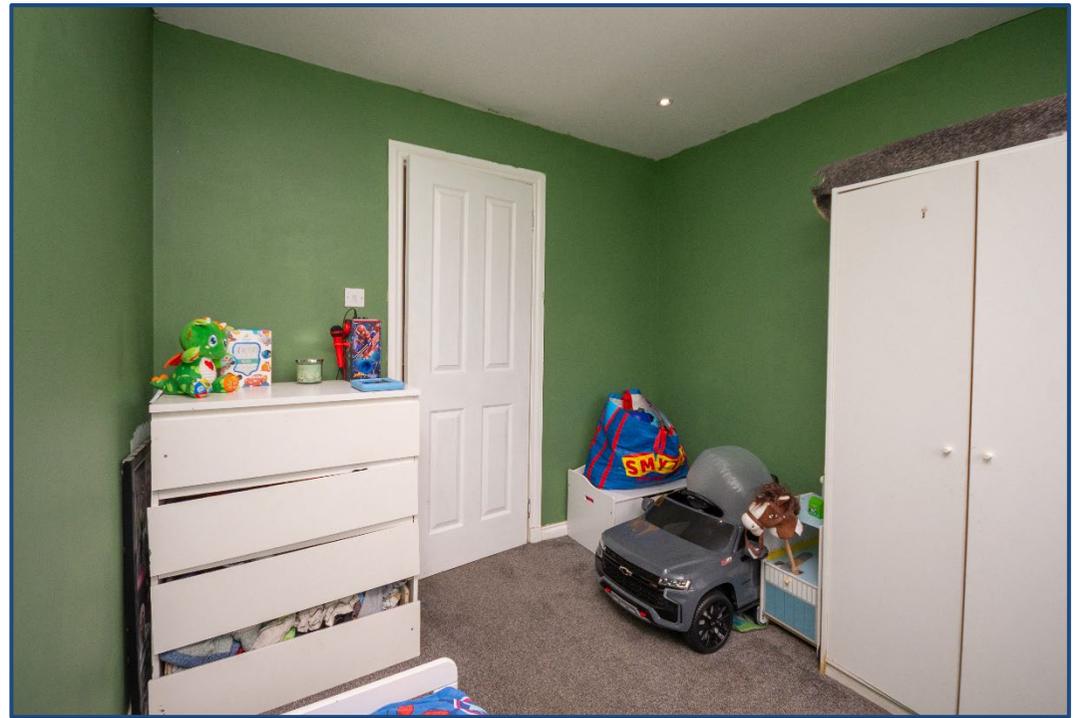
These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information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

Ref. No. VEC25.3729











## **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**



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