



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Seafar*

*G67 1HE*

*1C Balloch View*

# 2 Bedroom Split Level Villa

Hallway • Lounge • Dining Kitchen

2 Double Bedrooms • Bathroom • Garden

Village Estates are delighted to introduce to the market this spacious 2 bedrooomed mid terrace Split Level Villa in the popular Seafar area of Cumbernauld. The accommodation extends to bright welcoming hallway which gives access to both the lower and upper levels. The upper level accommodates a good size lounge and fabulous size fitted kitchen complete with a generous range of base and wall mounted units and integrated oven, hob and hood with breakfast bar offering space for dining. The lower level accommodates 2 generous size double bedrooms and a Fully tiled family bathroom comprising of a three piece white suite with shower over bath and side screen. The property further benefits from gas central heating and is fully double glazed. Externally there is a small enclosed garden space to the front and side. Early viewing is advised to appreciate the accommodation on offer.

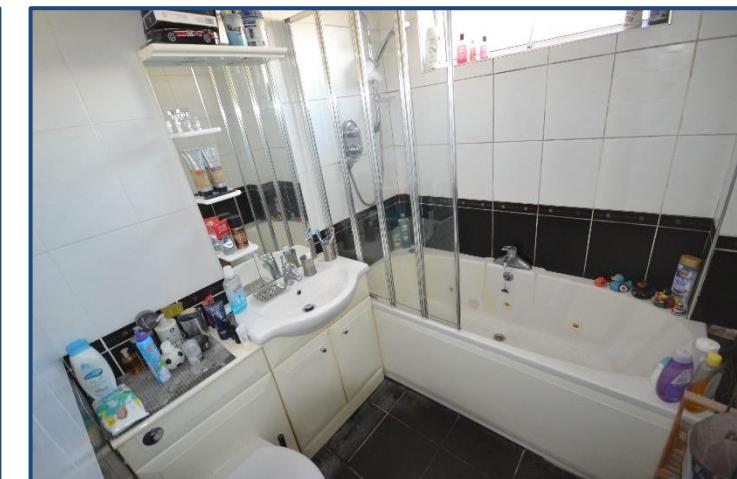
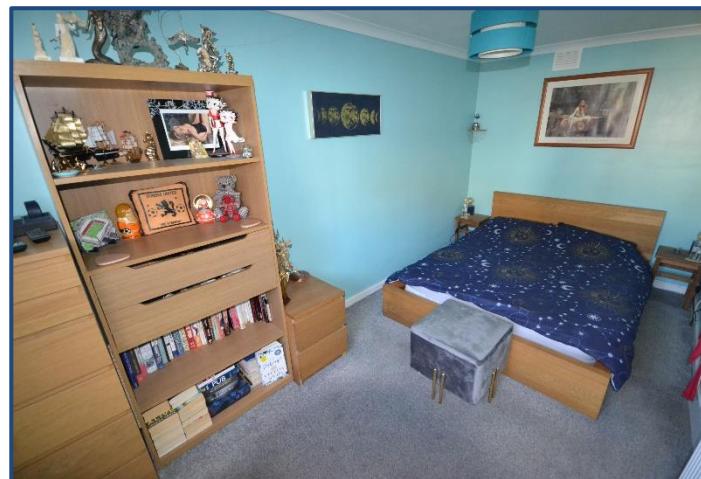
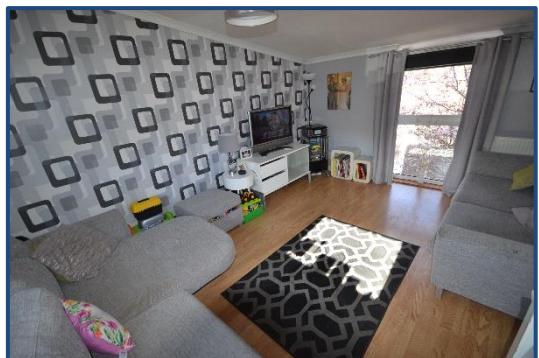
- Hallway
- Lounge 14'05" x 11'06"
- Kitchen/Dining 14'05" x 7'08"
- Bedroom No. 1 14'05" x 9'03"
- Bedroom No. 2 14'05" x 7'08"
- Bathroom

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 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.

Ref. No. VEC21.3062





## 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 – 2pm Saturday (Cumbernauld Only)

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

2 The Wynd, The Village, CUMBERNAULD  
Tel: 01236 636101

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