



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Balloch*

*G68 9DT*

*73 Binniehill Road*

# 4 Bedroom Detached Villa

Hallway • Lounge/Dining • Kitchen

4 Bedrooms • Bathroom

Gardens • Driveway

Village Estates are delighted to welcome to the market this spacious 4 bedroom detached villa situated in the much sought after Balloch area of Cumbernauld. Internally the property comprises of a welcoming hallway leading to a fabulous size lounge with ample space for dining. The lounge give access to both the garden through French doors and a modern fitted kitchen with a generous range of base and wall mounted units with integrated oven, hob, hood and fridge with access to the rear. The lower level is complete with a generous size bedroom which can also be used as a home office, play room or 2<sup>nd</sup> sitting room. The upper level accommodates 3 good size double bedrooms and a modern family bathroom comprising of a 3 piece white suite with electric shower over bath and side screen. The property also includes gas central heating and is fully double glazed. Externally the property sits on good size plot with gardens to the front and rear. There is a monobloc driveway to the front of the property. Viewing is essential to fully appreciate the accommodation on offer on this sought after 4 bedroom detached villa.

- |                 |                 |                 |                |
|-----------------|-----------------|-----------------|----------------|
| • Hallway       |                 | • Bedroom No. 1 | 11'07" x 9'02" |
| • Lounge/Dining | 23'06" x 10'00" | • Bedroom No. 2 | 10'09" x 9'02" |
| • Kitchen       | 9'02" x 7'00"   | • Bedroom No. 3 | 8'06" x 8'06"  |
| • Bedroom No. 4 |                 | • Bathroom      |                |

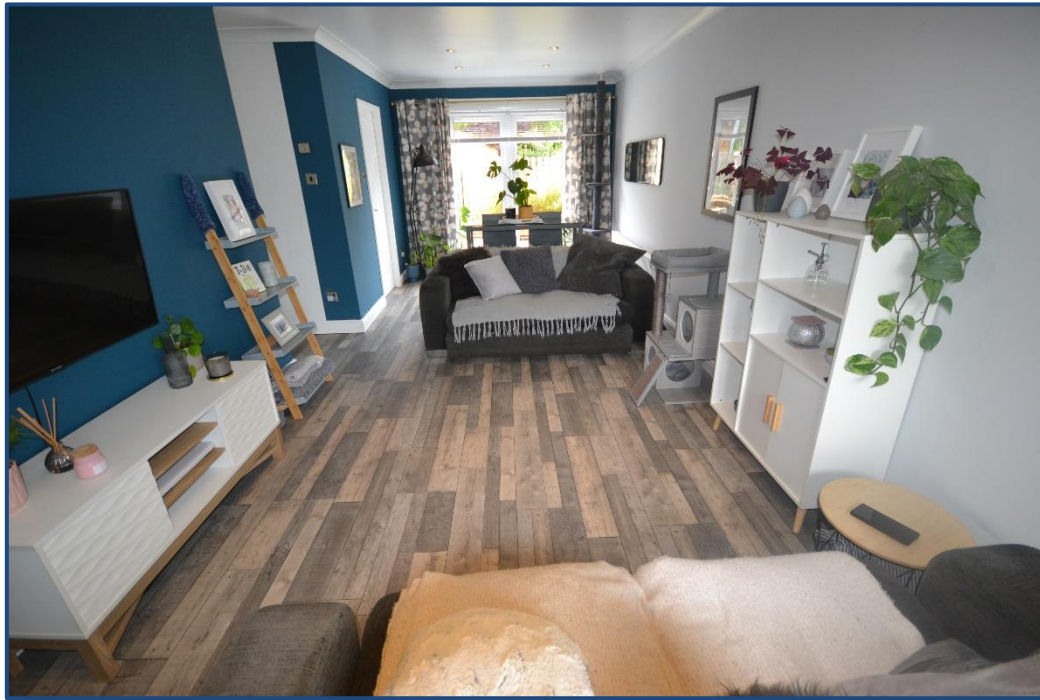
These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fitments have not been tested and are assumed to be in working order.

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. VEC22.3106























## **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 (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**



**Zoopa.co.uk**

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