



# Village Estates

Independent Estate Agents & Mortgage Advisors



*53 Cailhead Drive*

*Smithstone*

*G68 9FA*

# 2 Bedroom Ground Floor Flat

Hallway • Lounge • Kitchen

2 Bedroom • Bathroom

Parking

Village Estates are delighted to welcome to the market this modern 2 bedroom ground floor flat situated in the much sought after Smithstone area of Cumbernauld. The property comprises of a welcoming hallway leading to a fabulous size lounge with open access to a modern fully fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood, fridge, freezer, dishwasher and washing machine. The accommodation continues with 1 fabulous size double bedroom and 1 generous size single with the master boasting double sliding wardrobes offering excellent storage. The accommodation is complete with a modern family bathroom comprising of a 3 piece white suite with electric shower over bath and side screen. Externally there is a private parking space situated to the front of the property. Viewing is essential to fully appreciate the accommodation on offer in this modern 2 bedroom flat which is in truly walk in condition.

- Hallway
- Lounge 14'01" x 13'01"
- Kitchen 9'04" x 7'08"
- Bedroom No. 1 11'07" x 8'07"
- Bedroom No. 2 8'07" x 8'02"
- 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.

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Ref. No. VEC23.3426

















## **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**

**Zoopla.co.uk**

**Tel: 01236 636101**

 **rightmove.co.uk**

**www.ve-ea.co.uk**

**s1homes.com**