



# Village Estates

Independent Estate Agents & Mortgage Advisors



*10 Gartferry Avenue*

*Moodiesburn*

*G69 0EE*

# 3 Bedroom Semi Detached Villa

Hallway • Lounge • Kitchen

3 Double Bedrooms • Shower Room • Wet Room

Loft Conversion • Driveway • Gardens

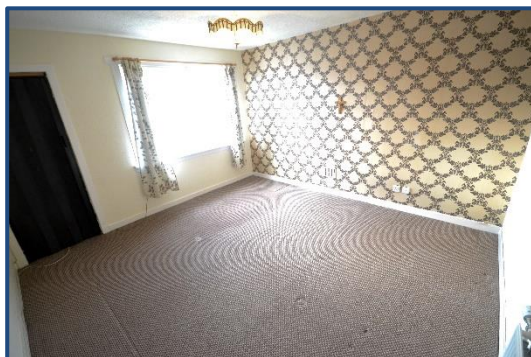
Village Estates are delighted to welcome to the market this spacious, seldom available 3 bedroom semi detached villa situated in the much sought after area of Moodiesburn. Internally the property comprises of a welcoming hallway leading to a beautiful lounge which gives access to a spacious fitted kitchen which include a generous range of base and wall mounted units with access to the rear. The lower level continues with the 3<sup>rd</sup> bedroom which is a generous double, this can also be utilized as a 2<sup>nd</sup> sitting room, home office, dining room or play room. The lower level is complete with a modern Wet Room. The upper level accommodates 2 fabulous size double bedrooms with the master leading to a shower room. The originally 3<sup>rd</sup> bedroom has been made into an access room leading to the loft which has been converted to further enhance the accommodation on offer, this can be ideally used as a further public room or 4<sup>th</sup> bedroom. The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on a stunning corner plot with large gardens to the front, side and rear. There is a large monobloc driveway offering ample off street parking to the front. Viewing is essential to fully appreciate the accommodation on offer on this spacious 3 bedroom semi detached villa.

- Hallway
- Lounge 16'01" x 12'00"
- Kitchen 11'08" x 9'01"
- Bedroom No. 3 13'00" x 8'08"
- Wet Room
- Bedroom No. 1 12'00" x 10'00"
- Shower Room
- Bedroom No. 2 13'00" x 12'03"
- Loft Conversion 15'08" x 8'05"

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. VEC23.3317





## **Selling Your Property !!**

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## **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 Cumbernauld office during Saturday opening times for all enquiries**

**2 The Wynd, The Village, CUMBERNAULD**

**Tel: 01236 636101**

**Zoopla.co.uk**

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**rightmove.co.uk**

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

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