



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Balloch*

*37 Baldorran Crescent*

*G68 9EX*

# 2 Bedroom Semi Detached Villa

Front Vestibule • Lounge • Dining Kitchen • Conservatory  
2 Double Bedrooms • Shower Room  
Driveway • Gardens

Village Estates are delighted to welcome to the market this modern 2 bedroom semi detached villa situated in the much sought after Balloch area of Cumbernauld. Internally the property comprises of a welcoming front vestibule leading to a fabulous size lounge with open access to a stunning fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood, fridge, freezer and dishwasher with ample space for dining. The kitchen leads to an excellent size conservatory with French doors to the rear garden. The upper level accommodates 2 generous size double bedrooms both boasting double mirror wardrobes offering excellent storage. The accommodation is complete with a modern fully tiled shower room comprising of a 2 piece white suite with large walk in shower. The property also benefits gas central heating and is fully double glazed. Externally the property sits on an excellent plot with a private garden to the rear and a driveway running adjacent to the property.

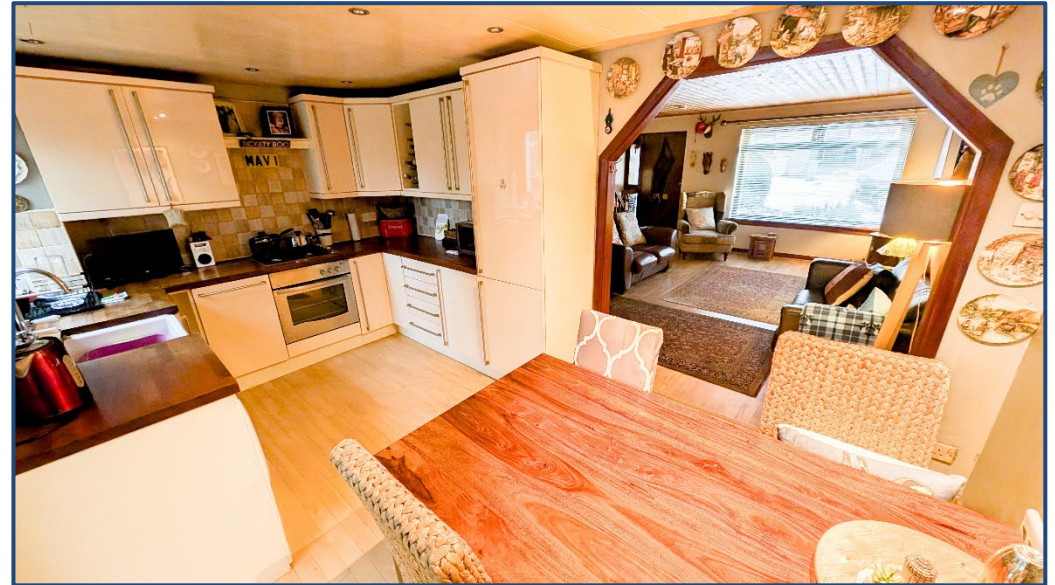
Viewing is essential to fully appreciate the accommodation on offer in this modern 2 bedroom semi detached villa which is in truly walk in condition.

- Front Vestibule
- Lounge 16'00" x 14'01"
- Dining Kitchen 14'01" x 8'01"
- Conservatory 14'00" x 9'00"
- Bedroom No. 1 11'01" x 10'01"
- Bedroom No. 2 12'00" x 8'00"
- Shower Room

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. VEC24.3549















## **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**

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 **rightmove.co.uk**

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

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