



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Kildrum*

*27 Forest View*

*G67 2DB*

# 5 Bedroom Detached Villa

Hallway • Lounge • Dining Room • 3<sup>rd</sup> Public/5<sup>th</sup> Bedroom • Conservatory  
Dining Kitchen • Utility • W.C  
4 Bedrooms • En-Suite • Shower Room  
Double Integral Garage • Driveway • Extensive Gardens

Village Estates are delighted to welcome to the market this extensive Detached Villa measuring over 190 square meters situated in the much sought after Kildrum area of Cumbernauld. Internally the property comprises of a welcoming front porch leading to a large open hallway. The hallway gives access to a beautiful lounge with a stunning bay window looking out to the front. The accommodation continues with a 2<sup>nd</sup> public room which can be utilized as a spacious dining room or 2<sup>nd</sup> sitting room which gives access to a bright conservatory leading out to the rear garden. The fitted kitchen is of an excellent size which includes a generous range of base and wall mounted units with ample space for dining. The kitchen leads to a large utility room with access to the side. The hallway also leads to a W.C. The lower level is complete with a 3<sup>rd</sup> public room which can be utilized as a 5<sup>th</sup> bedroom, 2<sup>nd</sup> sitting room, home office or dining room showcasing the flexibility the accommodation offers.

The upper level accommodates 4 generous size double bedrooms with bedroom 1,2 and 3 boasting excellent storage. The master leads to a large dressing room which gives access to a spacious en-suite. The accommodation is complete with a shower room comprising of a 2 piece white suite with separate walk in shower cubicle.

The property also benefits from fully double glazing and is completely re roofed. Externally the property sits on an extensive plot with large gardens to the front, side and rear. There is a large monobloc driveway leading to a double integral garage. Viewing is essential to fully appreciate the accommodation on offer on this 5 bedroom detached home.

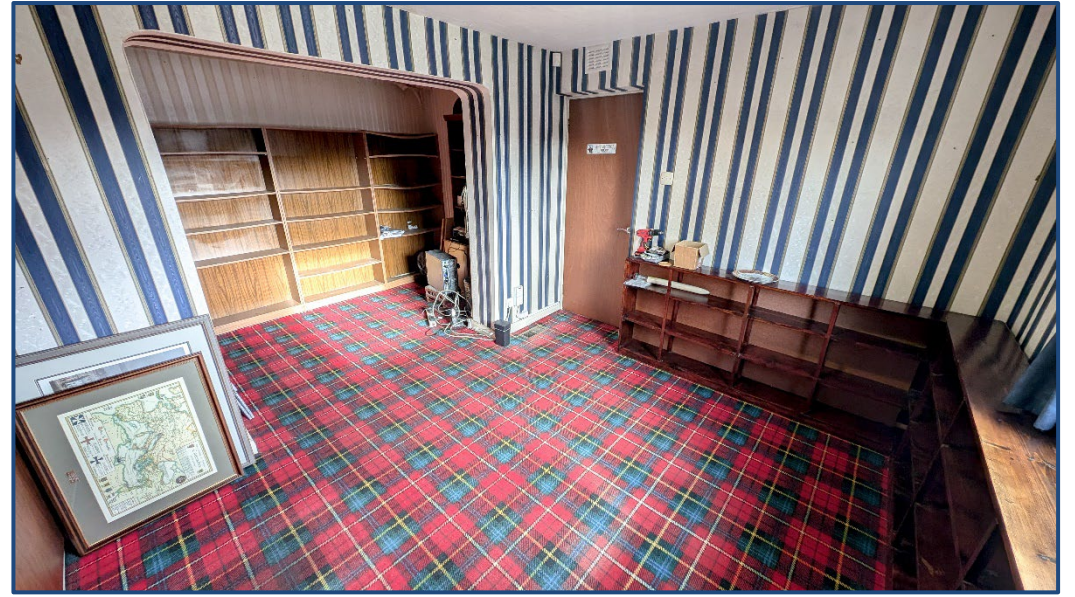
- Hallway
- Lounge 18'01" x 15'01"
- Dining Room 15'00" x 8'00"
- Conservatory 13'01" x 9'01"
- Kitchen 16'01" x 9'00"
- Utility
- 3<sup>rd</sup> Public/5<sup>th</sup> Bedroom 10'01" x 9'01"
- W.C
- Bedroom No. 1 15'01" x 9'00"
- Dressing Room 9'00" x 7'00"
- En-Suite
- Bedroom No. 2 15'01" x 12'01"
- Bedroom No. 3 15'01" x 9'01"
- Bedroom No. 4 9'01" x 8'01"
- 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.





















## **Selling Your Property !!**

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## **Mortgage**

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### **Office Opening Hours**

**9am – 5.30pm Monday – Friday**

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

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