



Village Estates

Independent Estate Agents & Mortgage Advisors



Cumbernauld

69 Heron Drive

G68 9GU

4 Bedroom Detached Villa

Hallway • Lounge • Dining Kitchen • Utility • W.C
4 Bedrooms • En-Suite • Bathroom
Driveway • Garage • Gardens

Village Estates are delighted to welcome to the market this modern 4 bedroom detached villa situated in the much sought after Broadwood area of Cumbernauld.

The property comprises of a welcoming hallway leading to a fabulous size lounge with electric fire and surround. The lounge leads to a stunning fully fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob, hood, grill, fridge, freezer and dishwasher with space for dining. The kitchen gives access to both the rear garden and a spacious utility room leading to further access to the rear and a W.C which has access to the integral garage.

The upper level accommodates 4 generous size double bedrooms with bedroom 1 and 2 boasting excellent storage. The master also leads to an en-suite shower room. The accommodation is complete with a modern family bathroom comprising of a 3-piece white bath suite.

The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on a beautiful plot with a large, landscaped garden to the rear complete with artificial grass and composite decking.

Viewing is essential to appreciate the accommodation on offer on this 4-bedroom detached villa which is in truly walk-in condition.

- **Hallway**
- **Lounge** 5'22" x 3'21"
- **Dining Kitchen** 5'07" x 3'09"
- **Utility** 1'91" x 1'85"
- **W.C**
- **Bedroom No. 1** 4'26" x 2'95"
- **En-Suite**
- **Bedroom No. 2** 3'91" x 2'52"
- **Bedroom No. 3** 3'55" x 2'63"
- **Bedroom No. 4** 3'89" x 2'52"
- **Bathroom**

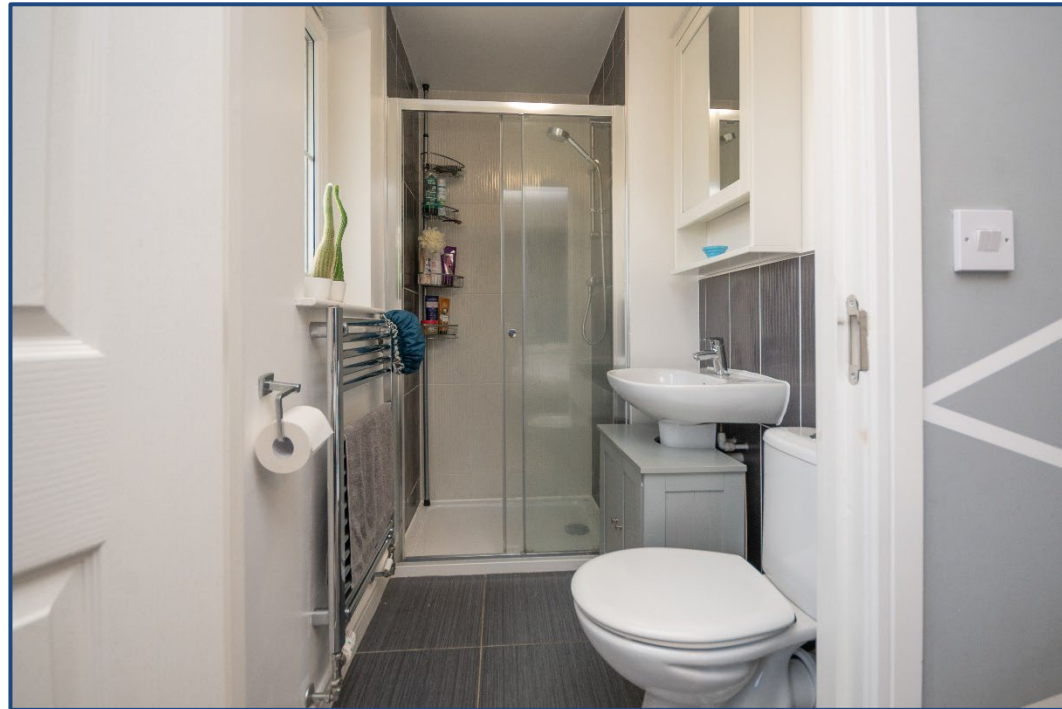
These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

Ref. No. VEC25.3680















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