



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Smithstone*

*70 Cailhead Drive*

*G68 9FA*

# 2 Bedroom 1<sup>st</sup> Floor Flat

Hallway • Lounge • Kitchen

2 Bedrooms • Bathroom

Secured Entry • Private Parking

Village Estates are delighted to introduce to the market this modern 2-bedroom 1<sup>st</sup> 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 French doors to a Juliet balcony. The lounge gives 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 2 generous size bedrooms with the master boasting wardrobes offering excellent storage. The master also includes French doors to a Juliet balcony. The accommodation is complete with a modern family bathroom comprising of a 3-piece white suite with electric shower over bath and side screen.

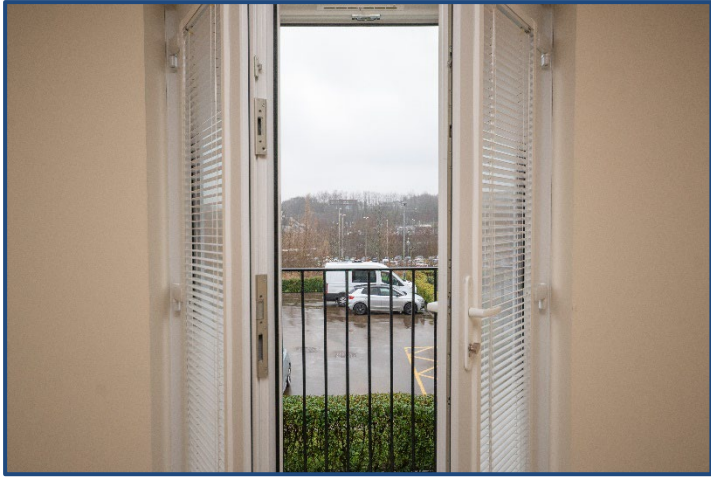
The property also benefits from gas central heating and is fully double glazed. Externally there is a secure entry system and private parking. The property is within a few minutes' walk from Croy train station.

Viewing is essential to fully appreciate the accommodation on offer on this beautiful 2-bedroom 1<sup>st</sup> floor flat which is in truly walk-in condition.

- |           |               |                 |               |
|-----------|---------------|-----------------|---------------|
| • Hallway |               | • Bedroom No. 1 | 3'74" x 2'62" |
| • Lounge  | 4'34" x 4'03" | • Bedroom No. 2 | 2'70" x 2'51" |
| • Kitchen | 2'88" x 2'33" | • 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 fitments hae 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.









## **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**

**Please contact our Branch Tel. Number during Saturday opening times for all enquiries**

**2 The Wynd The Village Cumbernauld  
Tel: 01236 636101**



**[www.ve-ea.co.uk](http://www.ve-ea.co.uk)**

