



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Greengairs*

*284 Greengairs Road*

*ML6 7TQ*

# 4 Bedroom Detached Villa

Hallway • Lounge/Dining • Dining Kitchen/Family Area • Utility • W.C  
4 Double Bedrooms • 3 En-Suites • 2 Dressing Rooms • Extensive Garden • Driveway

Village Estates are delighted to welcome to the market this stunning 4-bedroom detached villa situated in the much sought after area of Greengairs boasting a stunning plot with an extensive garden to the side and rear. Internally the property comprises of a welcoming hallway leading to a fabulous size lounge with ample space for dining. The hallway also leads to a stunning fitted kitchen which includes a generous range of base units complete with quartz worktops, double ovens with gas hob and a large practical and social kitchen island offering additional dining space. The kitchen also boasts a family area with French doors leading out to the rear garden as well as a wood burning fire with access to a spacious utility room which leads to the rear garden. The lower level continues with the 4<sup>th</sup> bedroom which is currently being used as a home office. This can also be utilized as a 2<sup>nd</sup> sitting area or playroom. The lower level is complete with a modern W.C.

The upper level accommodates 3 fantastic size double bedrooms, all boasting stunning en-suite shower rooms with the master and 2<sup>nd</sup> bedrooms also leading to spacious dressing rooms which completes the accommodation.

The property also benefits from double glazing and a system of gas central heating. Externally the property sits on an extensive plot with a fabulous, secluded garden to the side and rear. There is also a large area to the front of the property offering ample off-road parking. Viewing is essential to fully appreciate the accommodation on offer on this modern 4-bedroom detached villa which is truly unique and in walk-in condition.

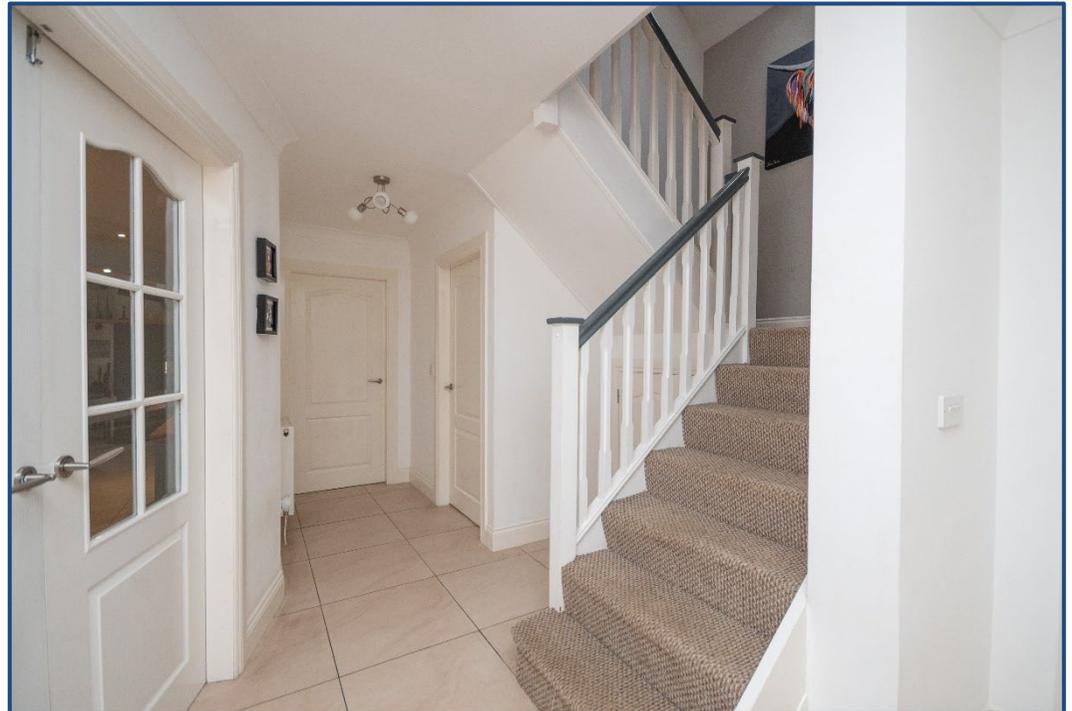
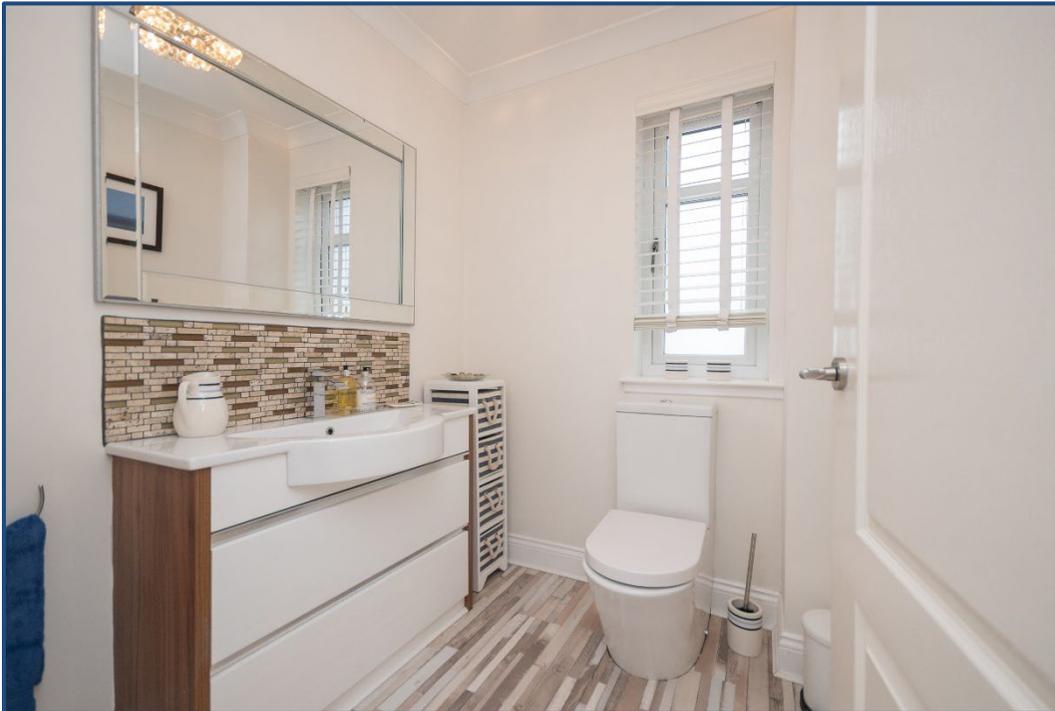
- Hallway
- Lounge 7'48" x 3'98"
- Kitchen 9'96" x 4'13"
- Utility 2'43" x 1'90"
- Bedroom No. 4 4'48" x 3'42"
- W.C
- Bedroom No. 1 4'72" x 3'97"
- Master En-Suite
- Dressing Room 3'43" x 2'63"
- Bedroom No. 2 4'72" x 3'97"
- En-Suite No. 2
- Dressing Room 2'63" x 2'46"
- Bedroom No. 3 4'13" x 3'25"
- En-Suite No. 3

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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### **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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