



15 Earls Hill
Balloch, Cumbernauld



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Robinson Moore are proud to present to the market this detached villa occupying a quiet and pleasant setting. This fine family home is located in a much sought after locale within Balloch. Internal inspection is essential to appreciate the flexibility of living space provided within this home..

Fixed Price £249,900

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Entrance Vestibule

Access via UPVC glazed door with double glazed panel. Artex walls, wood panel ceiling with down lighters and ceramic tiled flooring. Timber door giving access to garage.

Entrance Hallway

Access via 15 pane timber glazed door with glazed side panel. Artex walls, artex ceiling with down lighters and fitted carpet. Storage cupboard.

Family Bathroom

Access via entrance hallway through timber door. Artex walls, artex ceiling with down lighters, fitted carpet, and window overlooking the side of the property. Four piece suite comprising WC, wash hand basin, bidet and corner bath.

Utility Room

Access via entrance hallway through timber door. Artex walls, artex ceiling with down lighters and vinyl flooring. Stainless steel

Bedroom Two 10'3 x 9'3

Access via entrance hallway through timber door. Double bedroom with wallpapered walls, coving, artex ceiling with down lighters. Built in mirrored wardrobes and window overlooking the rear of the property.



Upper Hallway

Access via staircase from entrance hallway. Artex walls, artex ceiling with down lighters and fitted carpet.

Upstairs WC

Access via upper hallway through timber door. Fitted carpet, wallpapered walls, artex ceiling with down lighters. Two piece suite comprising WC and wash hand basin. Window overlooking front of the property.

Bedroom One 13'2 x 9'8

Access via upper hallway through timber door. Emulsioned walls, coving, artex ceiling with down lighters and fitted carpet. Built in mirrored wardrobes with window overlooking the side of the property.

En-Suite

Access via bedroom one through timber door. Three piece suite comprising WC, wash hand basin and shower cubicle. Emulsioned walls, artex ceiling and fitted carpet.

sink and drainer with selection of floor and wall mounted units and complimentary worktops. Space for washing machine and tumble dryer. UPVC double glazed door giving access to the side and rear of the property.

Bedroom Four / Study 9'8 x 6'9

Access via entrance hallway through timber door. Fitted wardrobes, wallpapered walls, cove cornicing, artex ceiling with down lighters. Window overlooking rear of property.



Bedroom Five 8'8 x 9'3

Access via entrance hallway through timber door. Single bedroom with window overlooking rear of property. Fitted wardrobes. Wallpapered walls, artex ceiling, coving and down lighters and fitted carpet.

Lounge 19'1 x 12'6

Access via upper hallway through 15 panelled timber glazed door. Emulsioned walls, artex ceiling with down lighters, fitted carpet. Windows overlooking the rear of the property.

Dining Room - 12'9 x 7'4

Access via lounge through 15 panelled glazed door. Emulsioned walls, coving, artex ceiling with down lighters wooden flooring. Window overlooking the rear of the property.

Bedroom Three - 9'2 x 11'0

Access via timber door. Single bedroom with window overlooking rear of property. Emulsioned walls, artex ceiling with down lighters and fitted carpet.

Breakfasting Kitchen 11'7 x 10'3

Access via 15 panelled timber glazed door. Artex walls, artex ceiling with down lighters and ceramic tiled flooring. Selection of floor and wall mounted units with complimentary worktops. Sink unit with drainer, electric hob, oven and hood and 2 integrated fridges windows overlooking the side and front of the property.



Heating/Glazing

The property benefits from gas central heating and double glazing.

Driveway/Garage

The property further benefits from a gravel driveway leading to garage.

Garden

Rear garden has slabbed patio area and area laid to lawn and is surrounded by mature trees.

Extras Included In Purchase Price

All floor coverings, blinds, electric hob, oven and hood and 2 integrated fridges. Some curtains negotiable.

PROPERTY MISDESCRIPTION ACT

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical and other appliances that may be within the property including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. All measurements, distances and areas are approximate. All measurements have been taken using a sonic tape measure and, therefore, may be subject to a small margin of error. Fixtures, fitting and other items are not included unless specified in the details. Photographs are for information purposes only and it must not be inferred that any item is included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office, where further information is available.

