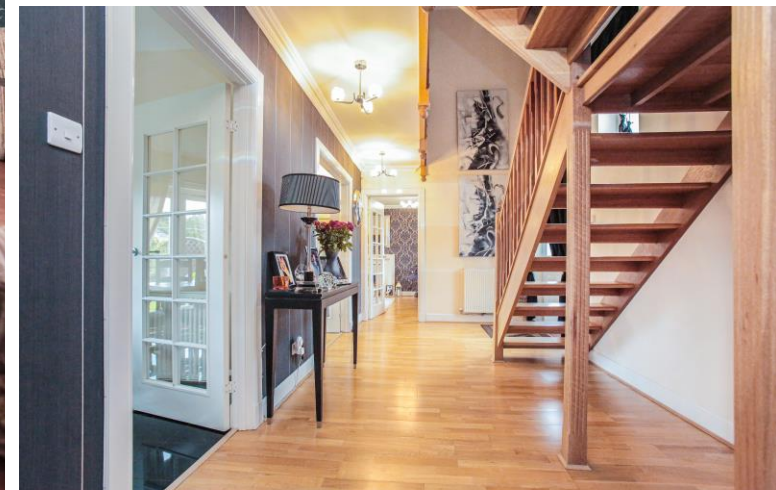




8 Lint Mill Way
Cumbernauld | G68 9LP

pattison & co

5 Bed Detached Villa



8 Lint Mill Way, Cumbernauld, G68 9LP

This is a stunning and immaculately presented 5 bedroom detached villa in the Smithstone area of Cumbernauld. The property enters in to a warm and welcoming hallway giving access to ground floor apartments with an ornate wooden staircase leading to the second floor. The ground floor of the property provides a generously sized and bright living room, separate dining room, family room, utility room and study. The study could instead be used as a separate living space or as a play area. The kitchen is also located on the ground floor and benefits from base and floor mounted units and contemporary tiled floor. The impressive range cooker adds another level of practicability to kitchen. The second floor is accessed via the main hallway and stair and gives access to all 5 bedrooms. The master bedroom and Bedroom 5 come complete with en-suite bathrooms and each of those bedrooms are complemented by walk-in wardrobes. Bedrooms 2, 3 and 4 are all good sized doubles and all benefit from fitted wardrobe space. The property is situated on an extensive plot and externally you will find a double garage to the front of the property with monoblocked driveway. The rear garden with a very well maintained landscaped lawn and decked area is accessed through patio doors from both the family room and the living room and is perfect for families or entertaining. The property specification includes: gas central heating, gas fireplace in the living room and upvc double glazing throughout.



All room measurements are taken from the longest and widest points:-

GROUND FLOOR

- Hallway: 2.80m x 6.22m
- Living Room: 6.30m x 4.00m
- Dining Room: 3.40m x 3.31m
- Family Room: 3.40m x 2.81m
- Kitchen: 4.30m x 2.91m
- Utility Room: 1.90m x 2.91m
- Study: 2.31m x 2.91m
- WC: 2.31m x 1.00m

FIRST FLOOR

- Master Bedroom: 4.01m x 4.01m
- Master En-Suite: 2.20m x 2.00m
- Bedroom 2: 3.21m x 2.50m
- Bedroom 3: 3.21m x 2.51m
- Bedroom 4: 3.21m x 4.00m
- Bathroom: 2.30m x 1.73m
- Bedroom 5: 3.05m x 5.51m
- Bedroom 5 En-Suite: 2.27m x 1.7m

GARAGE

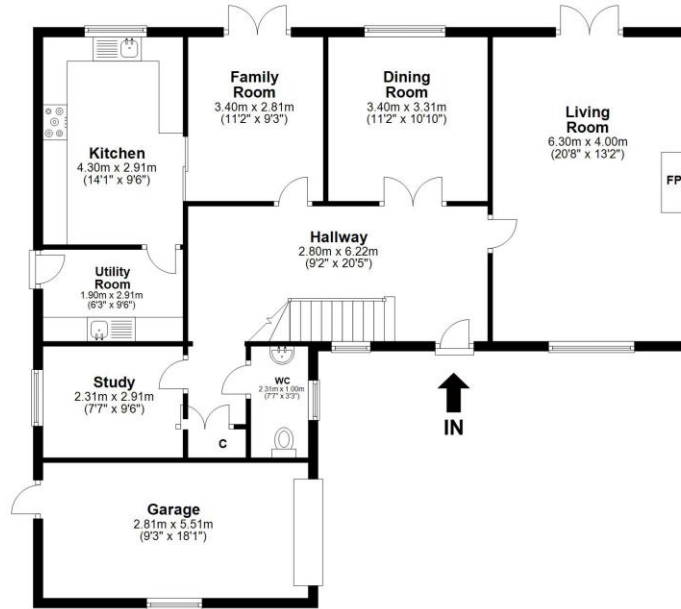
- Garage: 2.81m x 5.51m



Lint Mill Way, Cumbernauld, G68 9LP

Ground Floor

Approx. 110.1 sq. metres (1185.2 sq. feet)



First Floor

Approx. 111.7 sq. metres (1201.9 sq. feet)



Total area: approx. 221.8 sq. metres (2387.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.