

ESTATE AGENTS

TOWN & COUNTRY

LETTINGS



25 GLENTROOL GARDENS, MOODIESBURN, G69 0QN

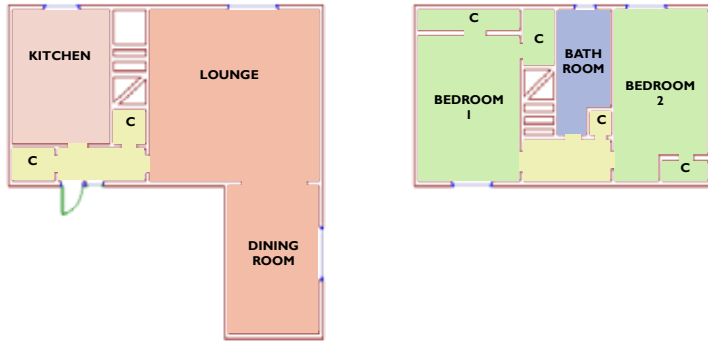
I N T E R I O R S & S P E C I F I C A T I O N



25 Glentool Gardens, Moodiesburn, G69 0QN

Large “Tay” built modern mid terraced villa situated within a cul-de-sac, providing a wealth of features. Deceptively spacious accommodation comprises reception hallway with two storage cupboards off, spacious lounge with patio doors leading to the rear gardens, separate dining room, modern fitted kitchen, two double size bedrooms (both with fitted wardrobes) and bathroom. Allocated private parking space. Gas central heating system. Double glazed. Fitted alarm system. Private gardens. The property boasts fine open aspects from the rear of the house onto the pond within the nearby “Glen Iris” development.

FLOOR PLAN & SIZES



RECEPTION HALLWAY

LOUNGE 4.63m x 4.00m

DINING ROOM 3.30m x 2.50m

FITTED KITCHEN 2.94m x 2.47m

BEDROOM 1 3.50m x 2.49m

BEDROOM 2 4.06m x 2.54m

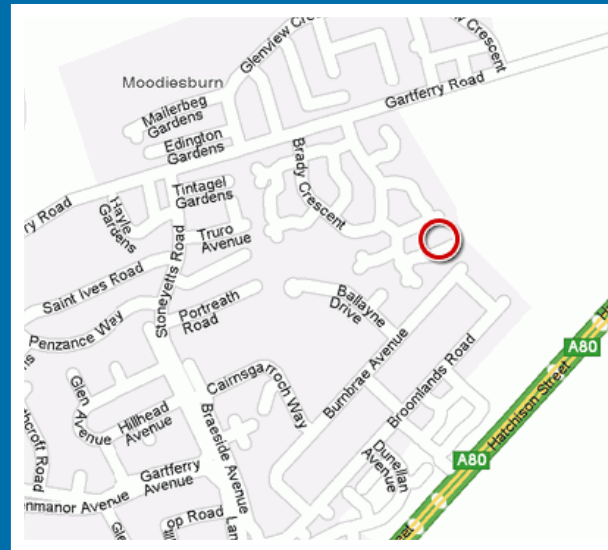
BATHROOM



LOCATION & TRAVEL DIRECTIONS



Head along Gartferry Road from Chryston over the mini roundabout. Head through the traffic lights at the foot of Stoneyetts Road, taking the right turning into Brady Crescent. Turn into Culross Way, taking the left turning into Glentool Gardens where the property can be found on your left hand side.



FACILITIES

RECREATION: Moodiesburn is very well served for the sporting enthusiast with a selection of facilities available on ones' doorstep including a Golf Club, Bowling Club, Tennis Club and Rugby Club.

COMMUTING: Lenzie train station provides a twice hourly service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie. The nearby M80 provides swift access to Glasgow city centre.

INCLUSIONS: Included in the sale are all fitted carpets, curtains, light fittings, oven, hob and hood and the dishwasher.

TOWN & COUNTRY

ESTATE AGENTS LETTINGS

Office: The Queens Buildings
90 Kirkintilloch Road
Lenzie, Glasgow, G66 4LQ

Tel: 0141 776 5566

Fax: 0141 776 5599

Web: www.townandcountry.org.uk
www.rightmove.co.uk

Email: enquiries@townandcountry.org.uk

HOURS OF BUSINESS

Monday	8am	–	6pm
Tuesday	8am	–	8pm
Wednesday	8am	–	8pm
Thursday	8am	–	8pm
Friday	8am	–	6pm
Saturday	10am	–	4pm
Sunday	12pm	–	4pm



DISCLAIMER

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.