



76 Moraine Drive, Glasgow, G15 6HA

Offers over £164,995



****Seldom available THREE bedroom mid terrace villa**** This property is set within the popular location of Blairdardie and within close proximity of a host of local amenities and services. This property is sure to appeal to a variety of purchasers and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 76 Moraine Drive, situated within the sought after Blairdardie area of Glasgow. This splendid THREE-bedroom mid-terraced home benefits from generous dimensions throughout creating an ideal family home.

To the front of the property, an easily maintained garden and ample on street parking is available. The welcoming reception hallway leads you in the first instance to the neutrally decorated lounge. This relaxing living area boasts a feature fireplace and large window which floods this room with natural sunlight. The fitted kitchen is accessed via the rear of the lounge and hosts an array of cream wall and base mounted units and paired with wood effect worktops. The kitchen further benefits from an integrated hob, oven and extractor fan and ample space for free standing appliances. With a large window and glass panelled door providing access to the rear garden, there is an abundance of natural light creating a bright and practical space. Completing this floor, the family bathroom comprises of a bathtub with shower over, vanity unit and W.C. On the upper level, there are three generously proportioned bedrooms, all of which benefit from excellent fitted storage. The loft area has been fully floored to provide additional storage.

The fully enclosed rear garden is perfect for relaxation and entertaining with patio areas for al-fresco dining and enjoying the sunshine. This space has been designed to be low maintenance and creating a safe environment for children and pets alike.

Ideally situated within walking distance of sought after schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

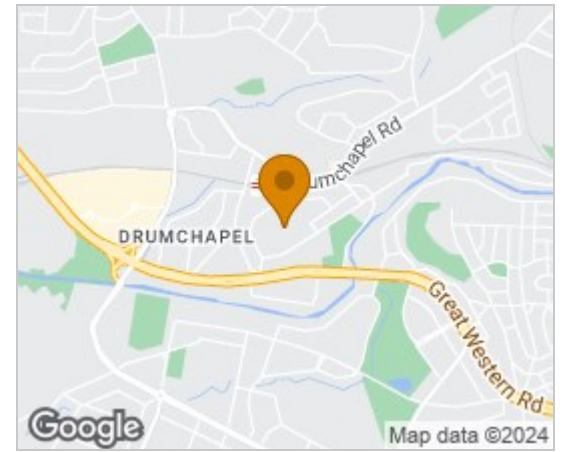
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Living Room - 4.54m x 3.70m
- Kitchen - 3.10m x 2.64m
- Bathroom - 1.93m x 1.87m
- Bedroom One - 3.61m x 3.12m
- Bedroom Two - 4.02m x 2.66m
- Bedroom Three - 3.13m x 2.43m

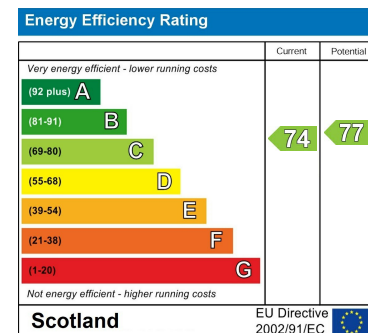
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.