



50 St. Ives Road, Moodiesburn

Offers Over £209,000



50 St. Ives Road

Moodiesburn, Glasgow

Nicole McFarlane & RE/MAX Estates present a stunning 3-bed villa with mountain views. Modern kitchen, refurbished bath. Low-maintenance garden, solar panels. Ideal for modern family living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

4' 5" x 7' 9" (1.35m x 2.37m)

A welcoming entrance hallway featuring a new composite door, wood laminate flooring, a radiator, and central ceiling light. The space includes a recently- installed stylish cabinet that houses the electricity meter, the meter for the solar panels, and new consumer unit and a storage cupboard, and provides access to Bedroom 2, Bedroom 3, the lounge, downstairs bathroom, and the kitchen/dining area.

Lounge

17' 1" x 10' 1" (5.21m x 3.07m)

A bright and well-proportioned lounge featuring a large front-facing window with stunning views of the Campsie hills. The room is finished with carpet flooring and includes a central ceiling light and a radiator for warmth. A marble fireplace surround with an inset electric fire creates a charming focal point in the room, adding both character and comfort.

kitchen/dining

25' 0" x 9' 1" (7.63m x 2.77m)

A spacious and beautifully presented kitchen/dining room, enhanced by a large rear-facing window with garden views, an additional side window, and a glazed PVC door providing direct outdoor access. The room features modern tile-effect vinyl flooring, a vertical radiator and a traditional radiator, plus three ceiling lights – one of which includes LED and Bluetooth capability. This generous kitchen offers excellent storage with an extensive range of units, and the seller is including the fridge-freezer in the sale. There is designated space for both a slimline dishwasher and a washing machine. Gas cooker with double oven and grill. Light, airy, and well laid out, the room comfortably accommodates a large dining table and chairs and provides easy access to the upper level, lounge, and entrance hall.





Bedroom One

10' 6" x 14' 4" (3.21m x 4.38m)

A bright bedroom featuring a Velux window with blackout blind, carpet flooring, a radiator, and a central ceiling light with LED and Bluetooth functionality. The room offers space for a double bed and additional free-standing furniture, with combed ceilings adding character. A storage cupboard is currently being used as a walk-in wardrobe, and the room provides access to both the ensuite and the lower level.

Bedroom One En Suite

8' 5" x 6' 0" (2.56m x 1.84m)

A modern ensuite bathroom featuring a Velux window, tiled flooring, and tiled splashback. The room is fitted with a chrome heated towel rail, LED spotlights, a W/C, and a ceramic sink with hot and cold taps. It also includes an extractor fan and a 9.5kW electric shower.

Bedroom Two

9' 2" x 10' 10" (2.79m x 3.29m)

A well-sized bedroom featuring a large rear-facing window, allowing plenty of natural light. The room is finished with wood laminate flooring and includes a radiator and central ceiling light. There is ample space for a double bed along with additional free-standing furniture.

Bedroom Three

8' 0" x 9' 1" (2.45m x 2.78m)

A bright, front-facing single bedroom with wood laminate flooring, a radiator, and central ceiling light. The room offers space for free-standing furniture and is a versatile area that could also be used as a home office.





Family Bathroom

5' 1" x 6' 7" (1.56m x 2.00m)

A modern, recently refurbished bathroom featuring two frosted glass windows for privacy and natural light. The room is finished with tiled flooring and splashback tiling, and includes a chrome heated towel rail, a remote-controlled heater, and central ceiling light. The contemporary suite comprises a vanity sink with mixer tap, a toilet, and a bath with mains hot and cold taps, complemented by an over-bath mains rain shower with hand-held attachment. An extractor fan ensures ventilation, while an LED mirror with Bluetooth and anti-mist functionality adds a stylish and practical touch.





REAR GARDEN

A low-maintenance, fully enclosed garden paved for easy upkeep, featuring an outside tap and a raised area perfect for plants or shrubs. The vendor is including a garden shed, and the space provides convenient access to the garage.

FRONT GARDEN

A spacious front garden featuring a large grassed area bordered by hedging, a large monoblock driveway with parking for up to three cars, and a paved path.

GARAGE

Single Garage

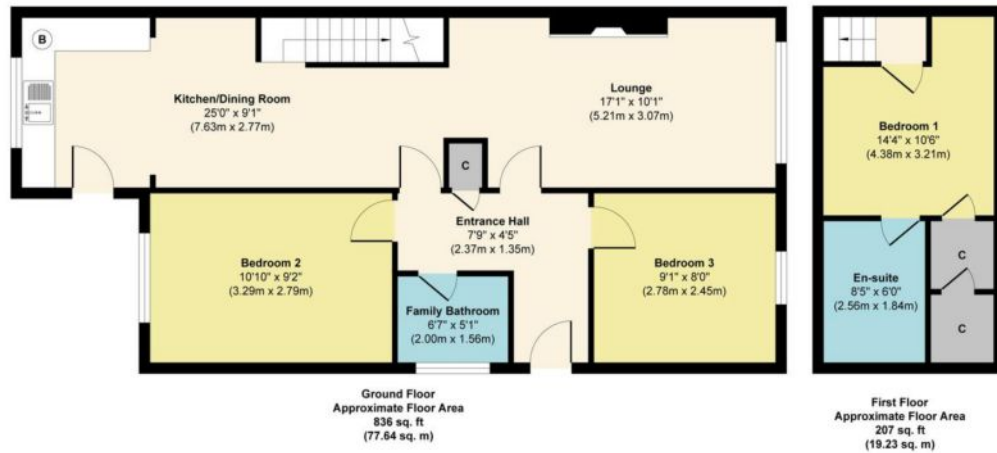
A versatile garage featuring an electric up-and-over door, ample storage, and power supply. French doors provide direct access to the rear garden, making the space both practical and convenient.

DRIVEWAY

3 Parking Spaces

Large monoblock driveway ample space for 3 cars





Approx. Gross Internal Floor Area 1043 sq. ft / 96.87 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

