



20 Glenview Crescent, Moodiesburn, Glasgow, G69 0JR

Offers Over £170,000

- Semi Detached Bungalow
- Spacious Lounge/Dining Room
- South Facing Rear Garden
- EER - D
- 2 Bedroom with Built in Storage
- Bright & Well Appointed Kitchen
- Driveway & Garage
- Well Maintained and Presented Throughtout
- Contemporary Shower Room
- Close To Local Amenities

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*** Closing Date Established for Wednesday 24th June @ 12noon *** Fabulous opportunity to acquire a two bedroom semi-detached bungalow within a very desirable residential area. The home has been immaculately presented and well maintained throughout making early viewing essential. Benefits include, GCH, DG, Extensive driveway, garage and south facing rear garden. EER - D



Council Tax Band: C



This is a beautifully presented semi-detached bungalow, located within a very desirable residential pocket of Moodiesburn, early viewing is strongly advised. The property has been lovingly maintained over the years and comprises a generous lounge/dining room, 2 bedrooms (both with built in storage), a well appointed kitchen, with adequate base and wall mounted units and a contemporary shower room boasting vanity storage and heated towel rail. Further benefits include GCH, DG, loft space, an extensive driveway, garage and a south facing, low maintenance rear garden. The garden is fully enclosed, enjoys a degree of privacy making it ideal for relaxing and or entertaining.

Room Dimensions

Entrance Hall

Lounge/Dining Area - 7.11m x 3.07m

Kitchen - 3.16m x 2.45m

Master Bedroom - 3.35m x 2.90m

Bedroom 2 - 2.52m x 2.25m

Shower room - 2.15m x 1.64m

Location

The property is situated within a sought after residential location on the periphery of Moodiesburn, conveniently placed for a variety of local amenities including shops and schooling. In addition to this, there are excellent road links giving easy access to Glasgow City Centre and the central belt motorway network beyond.

A new retail park is also planned for the area.

Home Report Available on Request

EER - D

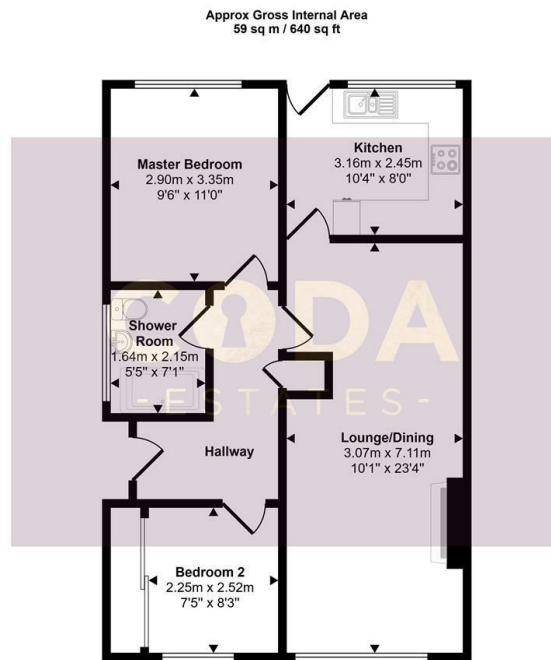
Council Tax Band - C

Viewings Strictly by Appointment.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

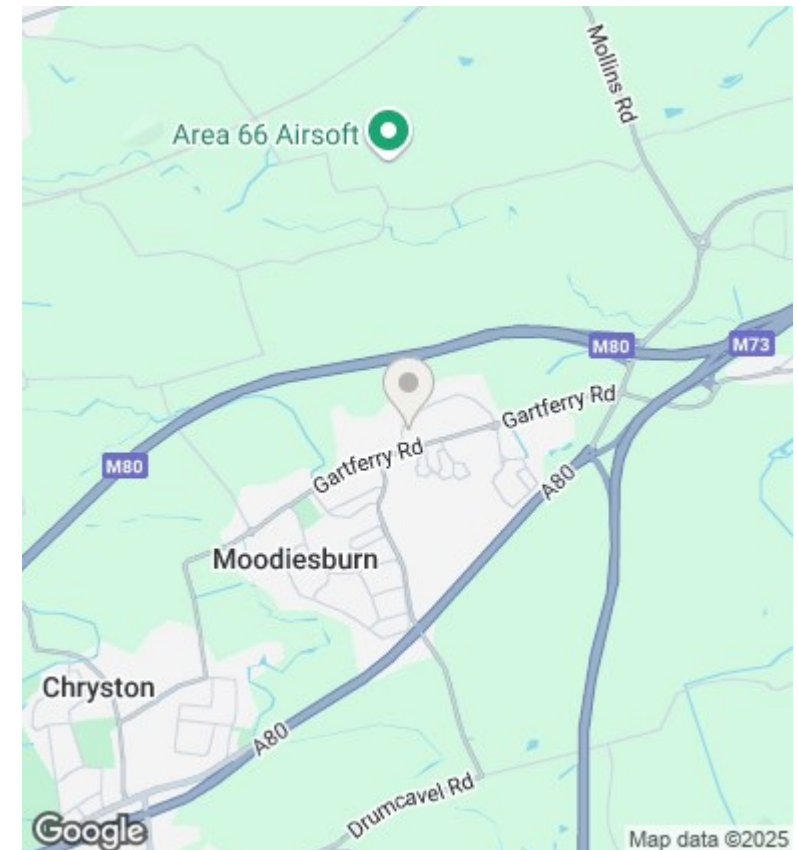






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC