



10 Truro Avenue, Moodiesburn, Glasgow, G69 0PQ

Offers Over £185,000

- Desirable Residential Location
- Attractive Kitchen with Breakfast Bar
- GCH, DG & Attic Storage
- EER - D
- 3 Bedroom Semi-Detached Property
- Separate Dining Area
- Driveway, Garage & Private Garden
- Well Maintained & Presented Throughout
- Tasteful Shower Room
- Close To Local Amenities & Transportation Links

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*** Similar Properties Urgently Required For Waiting Buyers !!! *** This is a beautiful property, well maintained and presented by the current owners to a high standard throughout. Located within a quiet and popular area of the village close to all local amenities and transport links. This 3 bedroom semi-detached should be viewed at the earliest opportunity. For further information or an appointment to view please contact the office. EER - D



Council Tax Band: D



Located within a highly desirable location, this 3 bedroom semi-detached home provides excellent family accommodation over two levels. The property has been maintained and presented to a high standard throughout with a number of up-grades being made in recent years. The property is located close to Chryston High School and a number of local primary schools.

The subject offers spacious living accommodation : welcoming reception hallway, spacious lounge with focal fireplace and surround, open plan dining kitchen with adequate base and wall mounted units and a number of appliances and useful breakfast bar. There is door leading from the kitchen to the south facing rear garden.

On the upper level you will find two generous double bedrooms, both boasting fitted wardrobe storage and a single bedroom. Completing the home is the fully tiled, stylish shower room, which boasts vanity storage and a heated towel rail.

Externally the property has a substantial driveway providing off street parking for a number of vehicles, which leads to the detached garage. The rear garden is south facing and fully enclosed, ideal for young children and family pets. The patio area provides the ideal space to relax and/or entertain.

Room Dimensions

Entrance Hall

Lounge - 3.89m x 3.33m

Dining Area - 2.48m x 2.47m

Kitchen - 2.85m x 2.79m

Master Bedroom - 3.39m x 2.46m

Bedroom 2 - 3.18m x 2.52

Bedroom 3 - 2.46m x 2.28m

Shower room - 2.08m x 1.67m

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

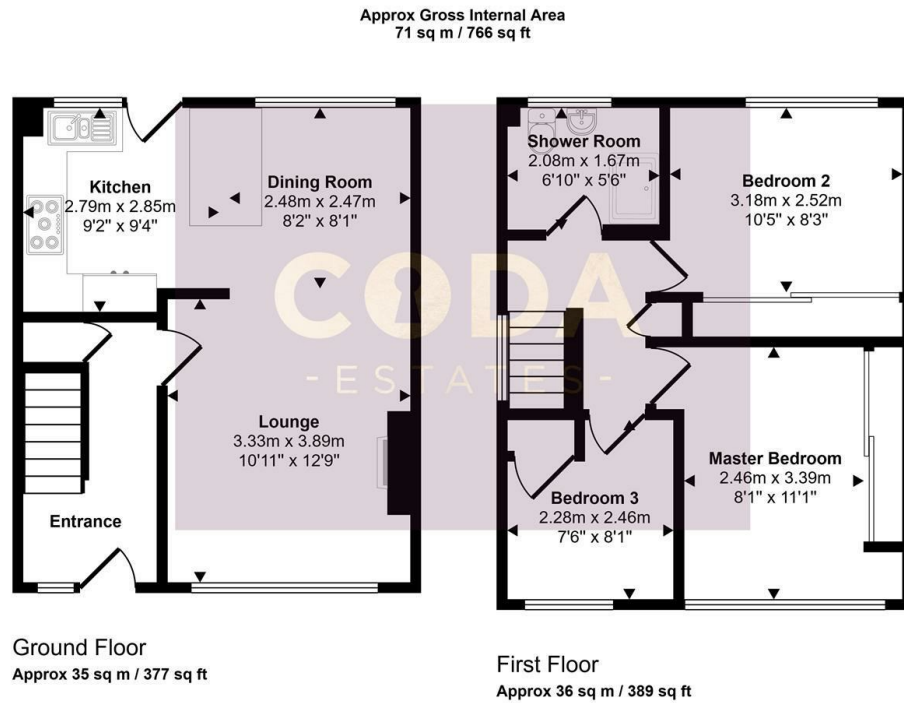
Council Tax Band - D

Viewings Strictly by Appointment.

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







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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC