

# CODA

- ESTATES -



**47 Garngaber Place, Moodiesburn, North Lanarkshire, G69 0AF**

**Offers Over £148,000**

- Desirable Residential Location
- 2 Generous Double Bedrooms
- Attractive Dining Kitchen
- Storage Throughout
- Close To Local Amenities & Transportation Links
- Ground Floor Position
- Beautifully Presented Throughout
- Modern Bathroom
- Private Parking
- EER-C

# 47 Garngaber Place, North Lanarkshire G69 0AF

Set within an attractive modern development surrounded by beautifully maintained grounds, this stunning ground floor flat offers stylish, turnkey accommodation in a highly sought-after Moodiesburn location. EER-C.



Council Tax Band: C



On entering the property, you are greeted by a spacious and welcoming hallway, complete with two large storage cupboards, one currently serving as a convenient utility space. From here, the hallway flows effortlessly into a bright and contemporary open-plan living area. This stylish lounge is bathed in natural light and seamlessly connects to the generously sized dining space and a sleek, well-appointed kitchen, complete with a breakfast bar – perfect for both everyday living and entertaining.

The flat boasts two exceptionally spacious double bedrooms, including a particularly impressive master bedroom with generous built-in storage. A chic, modern bathroom suite completes the interior, adding to the home's turnkey appeal.

Externally, the property benefits from an abundance of private parking, beautifully landscaped communal gardens, and a rear drying area, all enhancing the sense of space and convenience on offer.

This property perfectly combines modern design with practicality, making it an ideal choice for first-time buyers, downsizers, or anyone seeking stylish single-level living in Moodiesburn. Viewing is highly recommended to fully appreciate the quality and space on offer.

#### 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.

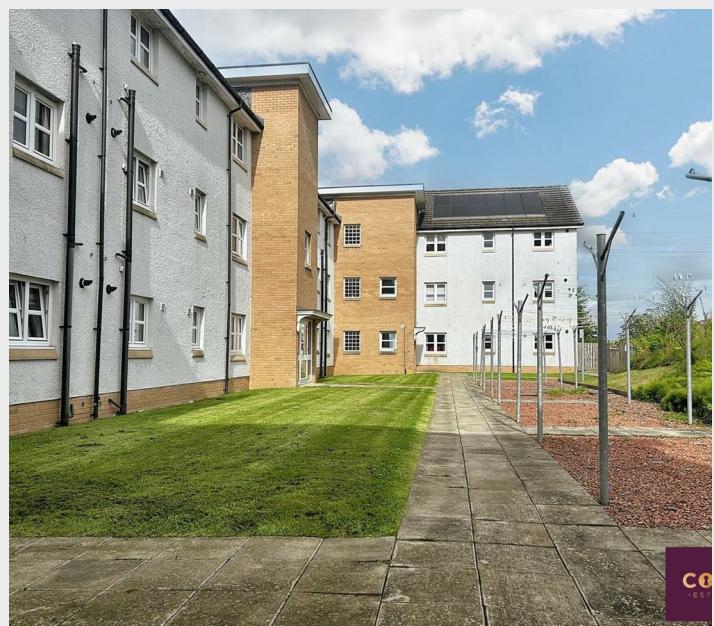
Home Report Available on Request

EER - C

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.







## Directions

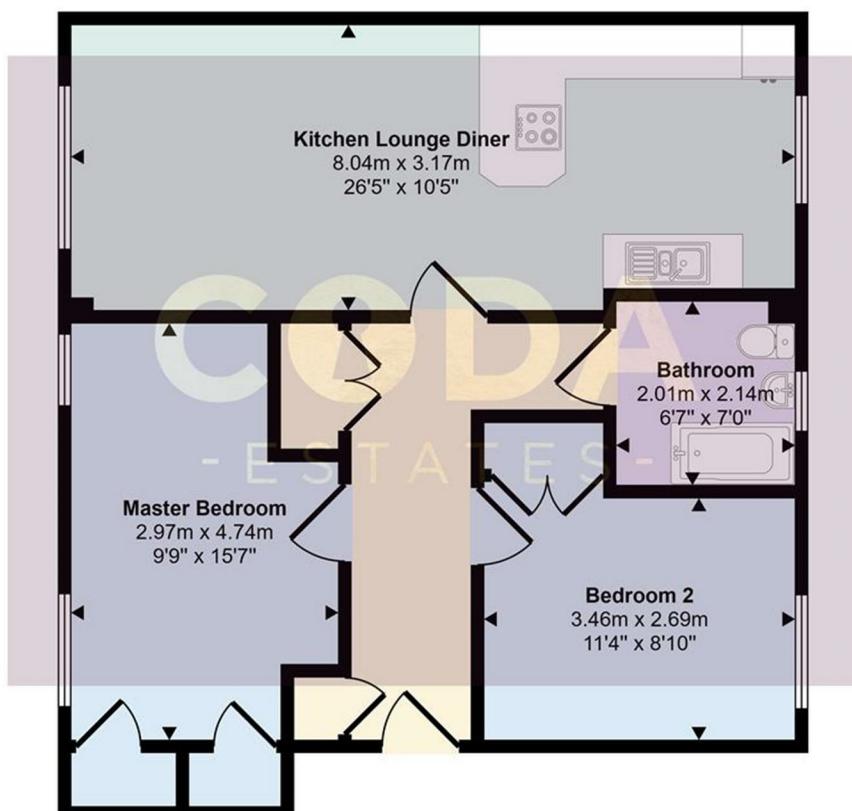
## Viewings

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

## EPC Rating:

C

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



Floorplan