



## 12 GLENVIEW CRESCENT, MOODIESBURN O / o £109,995

Offering an affordable investment opportunity with the potential to add value for a first time buyer, landlord, or developer, is this **two bedroom semi detached bungalow** in sought-after Glenview Crescent in Moodiesburn. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a large lounge, fitted kitchen, two double bedrooms and a fitted bathroom with a shower over the bath. Externally there is a driveway, garage, and private front and rear gardens. The full property details and home report can be accessed on the Kelvin Valley website.



- Affordable semi detached home
- Two double bedrooms
- Driveway & garage
- Gas central heating & double glazing
- Opportunity to add value
- Large Lounge
- Private front & rear garden
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## ENTRANCE

From the roadside, you proceed down the driveway to the front door of number 12 on the left hand side of the property.

## LOUNGE / DINING

Large lounge with ample space for both dining and living room furniture. The electric fire (untested) and surround acts as the focal point of the room. Carpeted floor area. Windows to the front.

## KITCHEN

Traditional fitted kitchen with base and wall mounted storage units and extensive work surface. In need of modernisation. Integral sink and oven/hob/hood. Windows the rear with a back door to the rear garden.

## BEDROOM 1

Well-proportioned double bedroom with wardrobe space and carpeted floor area. Windows to the rear. Ample space for furniture.

## BEDROOM 2

Further bedroom with fitted wardrobes, carpeted floor area and windows overlooking the front garden.

## BATHROOM

Fitted bathroom with bath, wash hand basin and W.C. Screen fitted above the bath. Tiled walls. Textured glass window to the side. Would benefit from being upgraded to modern standards.

## GARDENS, DRIVEWAY & GARAGE

Private garden areas to front and rear, garage and driveway.



## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A spacious two bedroom property, providing a fantastic opportunity to add value. The property benefits from a front and rear garden, garage and driveway. Early viewing is advised to avoid disappointment.

## AREA DETAILS

Moodiesburn offers a number of amenities including shops, leisure, a medical centre, library, a primary school, secondary school (in adjacent Chryston) and much more. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs. Ideally positioned for commuting to east, west, north & south!

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775

Reference Number: **K/2536**



Post Code for Sat Nav

**G69 0JR**