CODA
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1B Greenside Cottage Mollinsburn Road, Greenfoot, Glenboig, ML5 2QE

Offers Over £90,000

- Attractive mid-terraced cottage within a peaceful residential hamlet
- Spacious lounge providing a welcoming living environment
- Generously proportioned double bedroom
- Large attic space with scope for future use
- Within easy reach of local amenities, transport links and major road networks
- Conveniently situated between Coatbridge and Glenboig
- Separate fitted kitchen with practical layout
- Bathroom fitted with a three-piece shower suite
- Quiet semi-rural setting offering a more relaxed lifestyle
- Energy efficiency rating - D

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

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1B Greenside Cottage Mollinsburn Road, Glenboig ML5 2QF

Situated within the small and peaceful hamlet of Greenfoot on Mollinsburn Road, between Coatbridge and Glenboig, this attractive mid-terraced cottage offers an appealing combination of village-style living and everyday convenience. Enjoying a quieter setting away from the hustle and bustle, the property is ideally suited to buyers seeking a more relaxed lifestyle while retaining easy access to a range of local amenities and transport connections.

1 1 1 D

Council Tax Band: A







The accommodation begins with an entrance vestibule leading into a welcoming reception hallway, providing access to the principal apartments. The generously proportioned lounge is a bright and comfortable living space, offering ample room for both relaxing and entertaining, with natural light enhancing the overall sense of space.

The kitchen is positioned to the rear of the property and provides a practical arrangement of fitted units, worktop surfaces and space for appliances. Its layout offers an excellent opportunity for a new owner to personalise and create a kitchen environment to suit their own tastes and requirements.

The property further benefits from a generously proportioned double bedroom, providing comfortable sleeping accommodation with ample space for bedroom furnishings.

Completing the internal accommodation is a family bathroom, fitted with a three-piece shower suite and providing a functional space for everyday use. Further benefits include GCH with brand new boiler, and double glazing.

Externally, the property benefits from a private driveway to the front, providing convenient off-street parking. To the rear, a low-maintenance garden offers an ideal outdoor space to enjoy during the warmer months without the demands of extensive upkeep.

One of the property's most appealing attributes is its location. Set within a small residential hamlet surrounded by a more open and tranquil environment, the property offers a welcome sense of escape while remaining conveniently positioned for the amenities of Coatbridge and Glenboig. A selection of shops, supermarkets, schooling and leisure facilities can all be accessed within a short journey, while nearby road networks provide connectivity towards Glasgow and the surrounding areas.

An excellent opportunity for first-time buyers, downsizers or those seeking a quieter residential setting, this charming one-bedroom cottage combines comfortable accommodation, private parking and manageable outdoor space in a convenient semi-rural location. Early viewing is recommended.

Home Report available on Request

Viewings Strictly By Appointment
EER - D
Council Tax Band - North Lanarkshire A

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



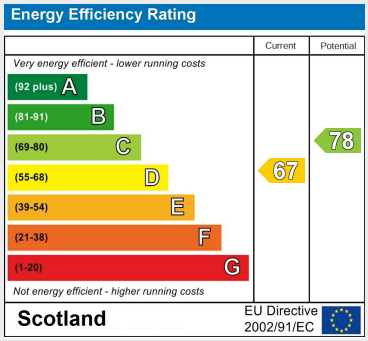
Directions

Viewings

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

EPC Rating:

D





TOTAL: 49 m2
Ground floor: 49 m2

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