



## 6 Arran Lane, Moodiesburn, Glasgow, G69 0HE

Offers Over £79,995

- Immaculate Duplex Maisonette Property
- Attractive New Fitted Kitchen
- Gas Central Heating
- EER - C
- Generous Accommodation Over Two Levels
- 2 Spacious Double Bedrooms with Fitted Storage
- West Facing Private Garden Area
- Tastefully Maintained & Presented Throughout
- Walk in Condition
- Close to all Local Amenities, Transportation Links & Schooling

## 6 Arran Lane, Glasgow G69 0HE

This is a fabulous opportunity to acquire a generous two bedroom maisonette. Located within a popular residential area, close to all local amenities, schooling and transportation links. The current owners have maintained and presented the property to an excellent standard throughout, making early viewing essential. For further details or to arrange a suitable viewing please contact the office on 01417751050.

EER - C



Council Tax Band: A



Spacious, two bedroomed, Maisonette with private patio style rear garden. Situated in a popular residential area. Close to local amenities just a stones throw away to St Michael`s Primary School.

Suited to a wide variety of discerning purchasers from, first time buyers to down-sizers or investors looking for buy-to let opportunities. We anticipate a high level of interest. Boasting a private patio style garden, early viewing will be imperative. Accommodation comprises: Entrance hall, generous lounge/dining area with double doors to the kitchen and a door to the rear garden. The stylish fitted kitchen is newly installed . Housing ample base and wall mounted units, contrasting work surfaces and ample space for a dining table. On the first floor there are two double bedrooms, both of which have built-in wardrobes. The bathroom with three piece suite including bath with shower over. This appealing property is further enhanced by gas central heating, a small forecourt area and private patio style garden to rear.

#### Room Dimensions

Entrance Hallway - 4.35m x1.90m

Lounge - 4.40m x 4.25m

Dining Kitchen - 4.35m x 2.39m

Master Bedroom - 4.28m x 2.42m

Bedroom 2 - 4.40m x 2.32m

Bathroom - 2.31m x 1.88m

Located off Stoneyetts Road via Heathfield Avenue, Arran Lane, is well placed for access to the centre of Moodiesburn and a wide choice of amenities including both secondary and primary schooling. It also benefits of being convenient to the interchanges for the M80 and M73 which is ideal for commuting to a host of destinations. Glasgow City Centre is just some 10 miles away by road via the M80.

Home Report Available on Request

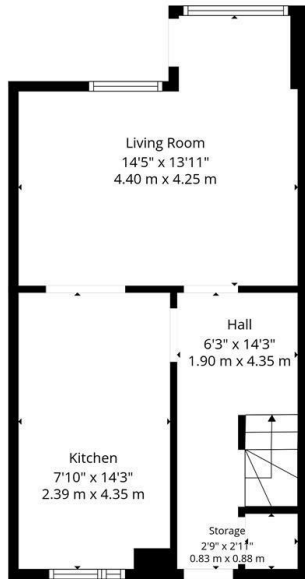
EER - C

Viewings Strictly By Appointment

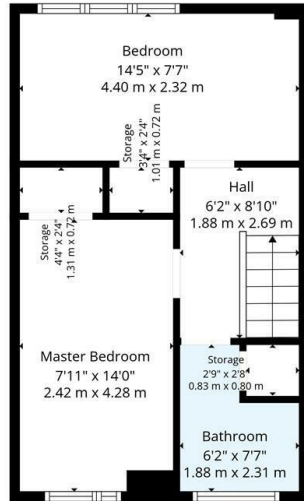
CODA Estates provide FREE, no obligation market appraisals - call now to arrange your personal appointment 01417751050





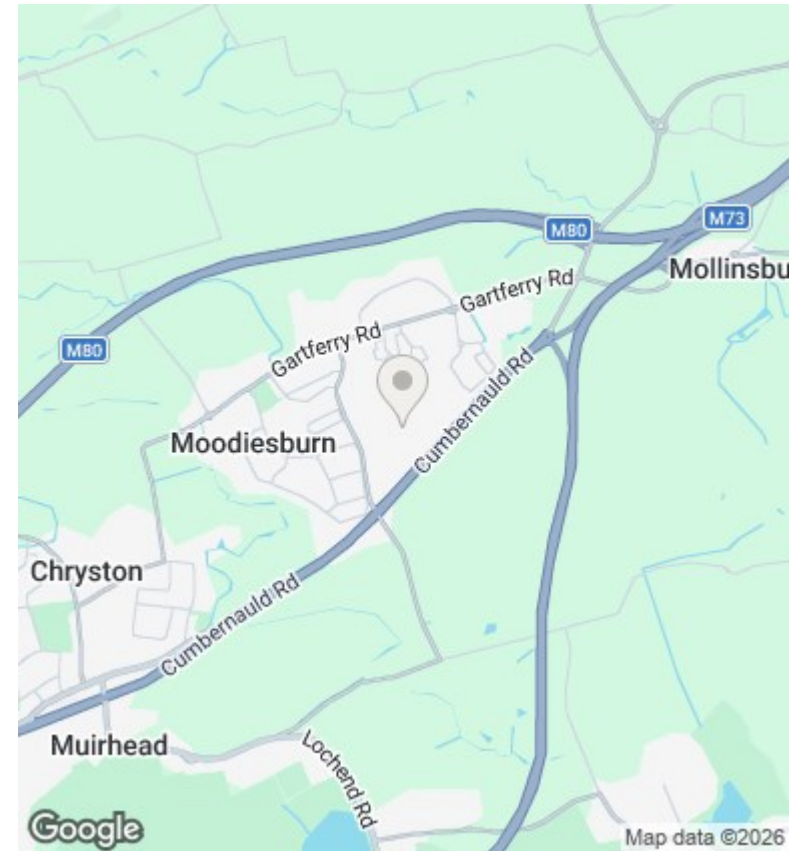


1st Floor



2nd Floor

**TOTAL: 702 sq. ft, 66 m<sup>2</sup>**  
 1st floor: 372 sq. ft, 35 m<sup>2</sup>, 2nd floor: 330 sq. ft, 31 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 34 sq. ft, 4 m<sup>2</sup>, WALLS: 84 sq. ft, 6 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

A

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