



10 Gartmill Crescent, Moodiesburn, Glasgow, G69 0BE

Offers Over £169,995

- Stunning 2 Bedroom Property
- Attractive Lounge
- Well Appointed Main Bathroom
- EER - B
- Mid Terrace
- Tasteful Kitchen
- Private Garden & Parking
- Immaculately Maintained & Presented
- Downstairs w/c
- Close To Local Amenities and Transportation Links

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Home Report Value £170K . Beautifully presented two-bedroom mid terrace home offering contemporary accommodation over two levels. Maintained to a high standard throughout, early viewing will be essential. For further details or to arrange a viewing appointment, don't hesitate to contact the office. Located within this new build, Persimmon Homes development which is located close to local amenities. EER - B



Council Tax Band: D



This mid terrace property occupies an excellent plot within this Persimmon Development. The popular residential area has been extremely desirable over recent years, offering ease of access to all local amenities, schooling and direct motorway access.

The current owners have established a wonderful home, maintained and well presented throughout. The front entrance flows directly to the bright lounge and the contemporary kitchen beyond. The stylish kitchen has ample base/wall mounted units, a number of quality integrated appliances and contrasting worktops. Off the kitchen there is the useful and conveniently positioned downstairs w/c.

The upper floor is accessed via the staircase from the lounge. On this level you will find 2 double bedrooms, both well presented with built in storage/wardrobes, the contemporary house bathroom with over the bath thermostatic shower.

Externally the owner has created an inviting outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining family or friends. There is private parking to the front of the property and the rear garden has been thoughtfully planned to provide a low maintenance outdoor space.. The rear garden is fully enclosed and is fenced to allow for a degree of privacy.

This property warrants early viewing as we anticipate a high level of interest.

Room Dimensions

Lounge - 3.96m x 3.86m

Kitchen - 2.80m x 2.68m

w/c -

Master Bedroom - 3.33m x 2.47m

Bedroom 2 - 3.35m x 2.15m

Bathroom - 1.88m x 1.78m

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 - B

Council Tax Band - D

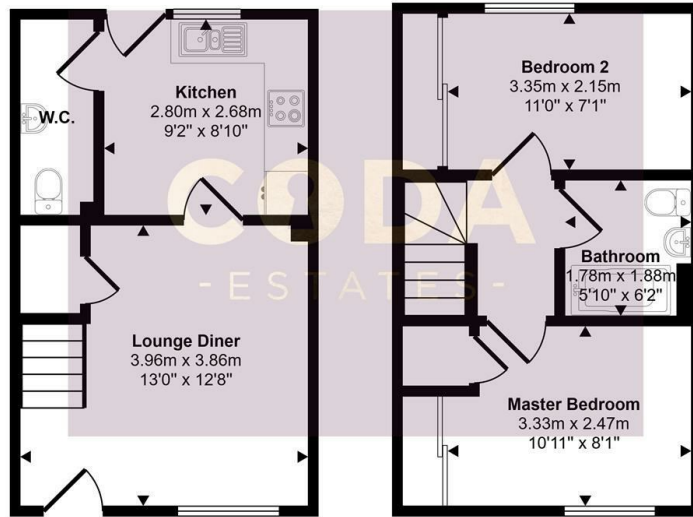
Viewings Strictly by Appointment.

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





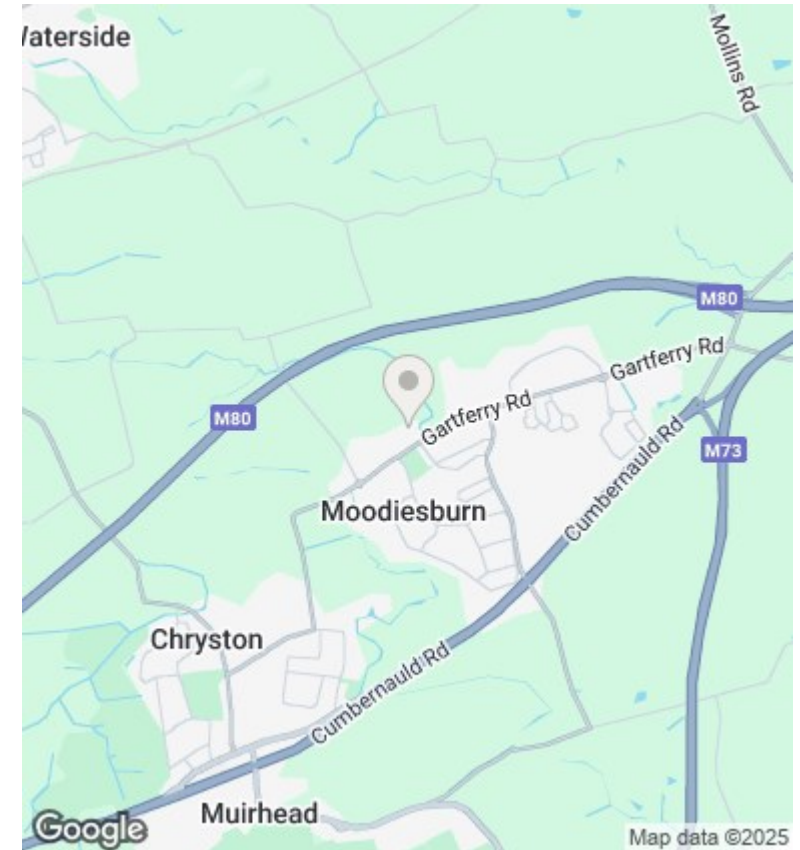
Approx Gross Internal Area
53 sq m / 575 sq ft



Ground Floor
Approx 27 sq m / 286 sq ft

First Floor
Approx 27 sq m / 289 sq ft

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	82	82
(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	