



17 Strathord Place, Moodiesburn, Glasgow, G69 0NA

Offers Over £175,000

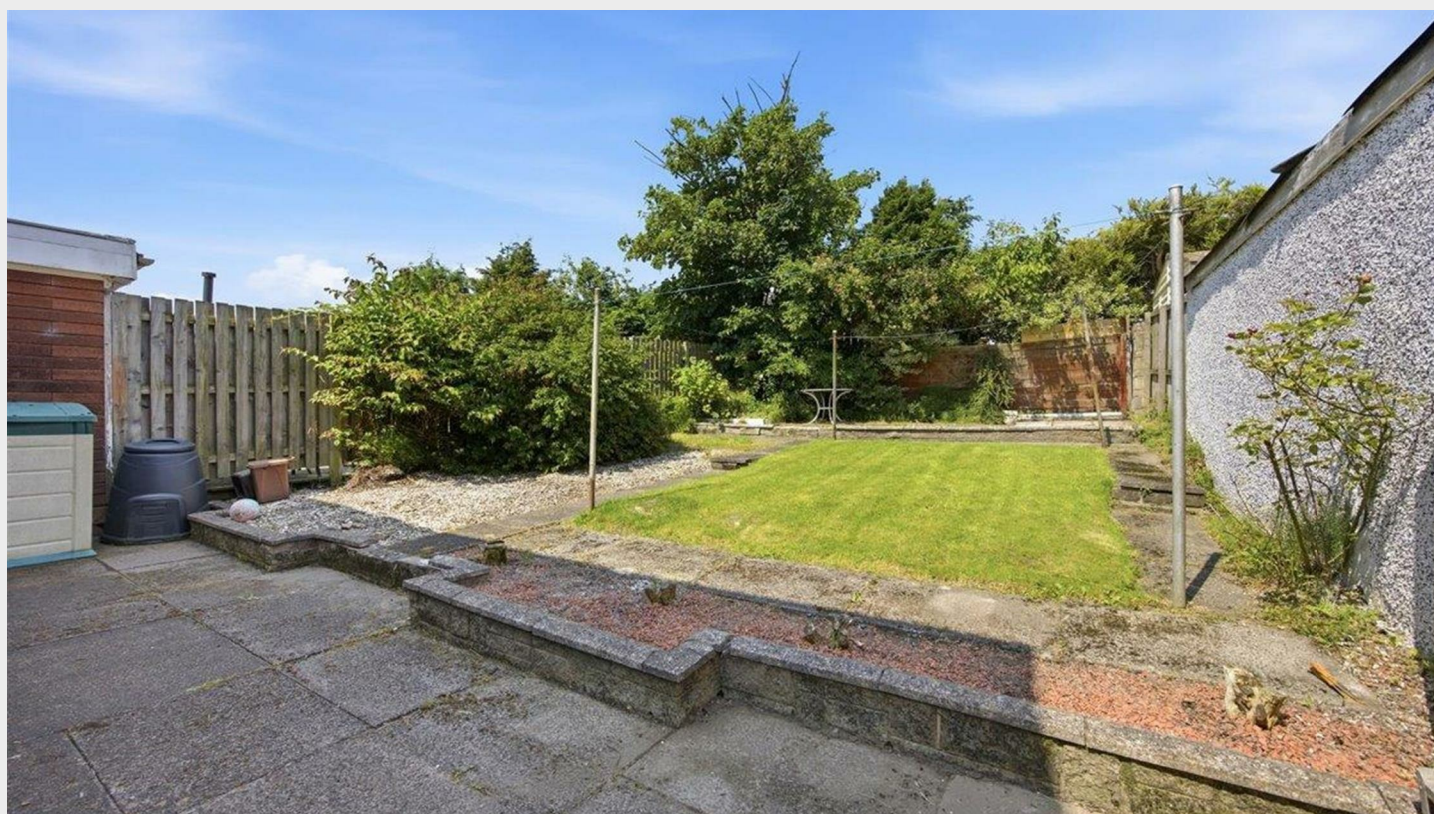
- Rarely available three-bedroom semi-detached home in a sought-after residential location
- Fantastic opportunity to modernise and add significant value
- Three well-proportioned bedrooms ideal for growing families
- Private driveway providing convenient off-street parking
- Ideally located close to local schools, amenities and excellent transport links, with easy access to the M80 for commuting to Glasgow and Stirling
- Generously proportioned accommodation offering excellent family living space
- Spacious open-plan lounge dining room and well-sized kitchen with scope for reconfiguration
- Occupying a substantial plot with generous front and rear gardens offering future potential (subject to the necessary consents)
- Excellent opportunity to create a superb long-term family home tailored to your own style and requirements
- Energy efficiency rating - E

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Occupying an impressive plot within a popular residential pocket of Moodiesburn, this spacious three-bedroom semi-detached villa presents an exceptional opportunity for buyers seeking a home they can truly make their own.



Council Tax Band: D



Situated within the ever-popular village of Moodiesburn, this generously proportioned three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a fantastic family home. Occupying a substantial plot with private driveway parking, the property offers spacious accommodation throughout and would benefit from a degree of modernisation, allowing the new owner to add their own style and value.

The accommodation comprises a welcoming entrance hallway, a bright and spacious dual aspect lounge with dining area overlooking the rear garden, and a fitted kitchen with direct access to the garden.

On the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom, a comfortable double second bedroom, and a third bedroom ideal as a nursery, home office or child's bedroom. A family bathroom with 3-piece bath suite completes the upper accommodation.

Externally, the property enjoys a sizeable plot with generous front and rear gardens, offering excellent potential for landscaping, extension (subject to the relevant planning permissions) or simply enjoying outdoor family living. A private driveway provides convenient off-street parking.

Strathord Place is a quiet residential address within Moodiesburn, ideally positioned for local amenities, highly regarded schools and a range of leisure facilities. The property also benefits from excellent transport links, with easy access to the M80 motorway providing swift commuting to Glasgow, Stirling and beyond.

Offering spacious accommodation, a sought-after location and tremendous potential, this is a rare opportunity to acquire a family home that can be tailored to individual tastes.

Council Tax: North Lanarkshire Band D

Home Report: Available upon request.

EER: E

Viewings strictly by appointment

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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
71 sq m / 769 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft

First Floor
Approx 36 sq m / 388 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.