



## 64 Gartmill Crescent, Moodiesburn, Glasgow, G69 0BE

Offers Over £205,000

- Spacious and beautifully presented lounge with a bright, welcoming feel
- Two generous double bedrooms, including a stylish master with en-suite shower room
- Modern family bathroom finished to a high standard
- Private driveway providing off-street parking
- Contemporary dining kitchen with ample space for family dining and entertaining
- Further single bedroom – ideal as a nursery, study or guest room
- Convenient downstairs WC for everyday practicality
- Enclosed rear garden with astrograss and a decked seating area – perfect for relaxing outdoors
- Set within a sought-after Moodiesburn development close to local amenities, schools and transport links
- Energy efficiency rating - B

# 64 Gartmill Crescent, Glasgow G69 0BE

Beautifully presented three-bedroom semi-detached home offering spacious living, private driveway, and landscaped rear garden.



Council Tax Band: D



Located within a sought-after modern development in Moodiesburn, this impressive three-bedroom semi-detached home offers stylish family living, generous proportions, and a high-quality finish throughout.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious lounge — ideal for relaxing or entertaining. To the rear is a large dining kitchen, featuring modern fitted units, ample worktop space, and french doors opening out to the rear garden. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers two well-proportioned double bedrooms, with the master benefitting from a contemporary en-suite shower room, alongside a further single bedroom perfect for a child's room, home office, or dressing room. A stylish three-piece family bathroom completes the upper level.

Externally, the property enjoys a private driveway providing off-street parking, and a fully enclosed rear garden designed for low maintenance — featuring astrograss and a decked seating area, perfect for summer BBQs or relaxing with a coffee.

The property is situated within the coveted Gartferry Meadow development on the periphery of Moodiesburn, conveniently placed for access to local amenities, schooling and excellent transport links via road and rail to Glasgow, Edinburgh and beyond. This is a superb opportunity to acquire a modern, move-in ready home in a popular residential location. Early viewing is highly recommended.

Home Report Available on Request  
Viewings Strictly By Appointment  
Council Tax - North Lanarkshire Band D  
EER - B

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

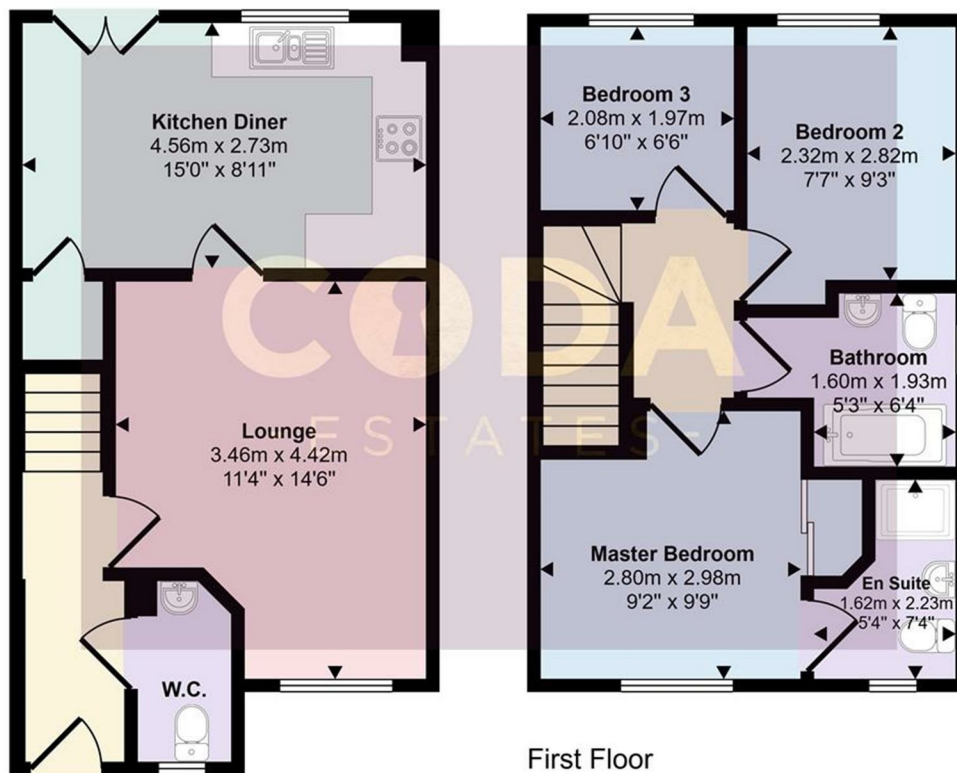
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



Ground Floor  
Approx 35 sq m / 382 sq ft

First Floor  
Approx 33 sq m / 356 sq ft