



14 Bridgeburn Drive, Moodiesburn, Glasgow, G69 0AR

Offers Over £117,500

- Generous Two Bedroom Mid Terrace Property
- Substantial, Bright Lounge
- Phenomenal Potential
- EER - D
- Fabulous Residential Location
- Kitchen with Door To Rear
- Large Private Garden Plot with Off Street Parking
- Modernisation Required Throughout
- GCH, DG & Adequate Storage Including Loft Space
- Close To Local Amenities, Transportation Links & Schooling

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This is a fabulous opportunity to acquire a generous two bedroom mid terrace Located within a popular residential area, close to all local amenities, schooling and transportation links. The property requires modernisation, offering phenomenal potential for any successful buyer, making early viewing essential. For further details please contact the office on 01417751050. EER - D



Council Tax Band: B



Set within the ever-popular area of Moodiesburn, this spacious two bedroom mid -terraced villa on Bridgeburn Drive presents a wonderful opportunity for an array of buyers, combining generous proportions over two levels. Occupying a substantial plot with private driveway and garden grounds to the front and rear, the home immediately impresses and early viewing is strongly advised

Internally, the property requires modernisation throughout, allowing any buyer scope to create a home of their chosen specification. Accommodation comprises, entrance hallway and generous front facing living room. To the rear, the large kitchen overlooks the rear garden with door giving access externally.

The staircase leads to the upper level, where you will find two generous double bedrooms, both benefiting from built in storage. Each room offers comfortable accommodation

Completing the home is the bathroom. The loft space is accessed from the upper landing area.

Externally, the property continues to impress with expansive garden grounds, perfect for outdoor entertaining, family activities or simply enjoying the space, which is not directly overlooked to the rear. To the front, the property boasts excellent off street parking for a number of vehicles.

Room Dimensions

Entrance Hallway - 1.52m x 1.25m

Lounge - 4.78m x 4.04m

Kitchen - 5.14m x 2.01m

Master Bedroom - 4.19m x 3.06m

Bedroom 2 - 3.20m x 3.03m

Bathroom - 1.93m x 1.64m

Upper Landing - 2.02m x 1.99m

Bridgeburn Drive 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 - D

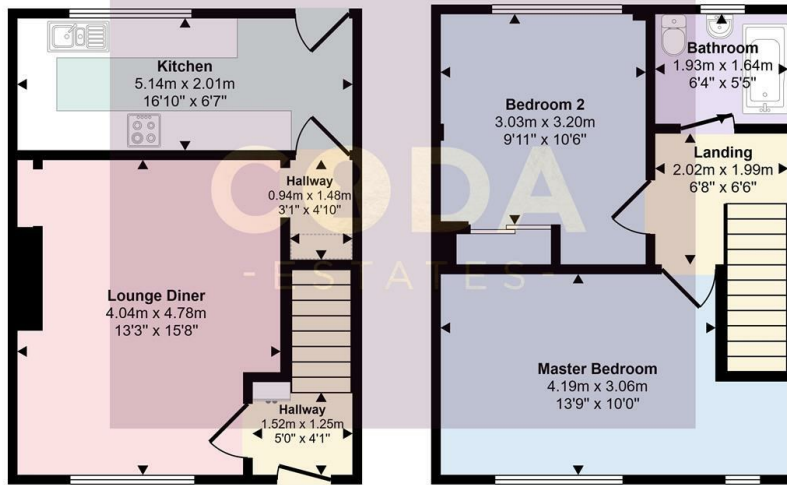
Viewings Strictly By Appointment

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





Approx Gross Internal Area
72 sq m / 771 sq ft

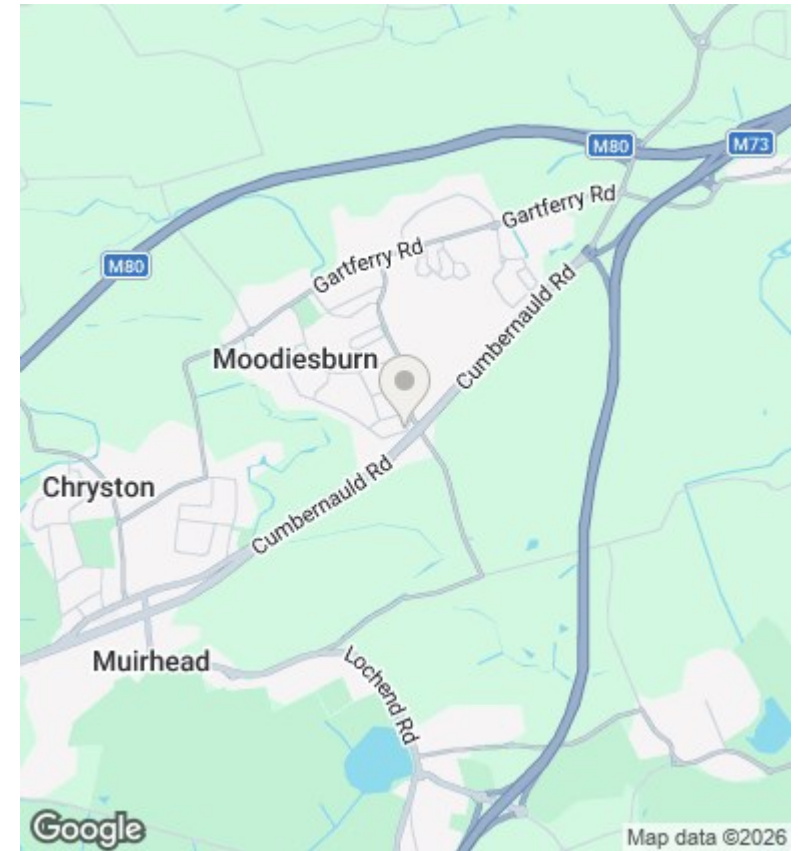


Ground Floor
Approx 35 sq m / 382 sq ft

First Floor
Approx 36 sq m / 389 sq ft

Denotes head height below 1.5m

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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC