



23 Knockmilly Place, Moodiesburn, G69 0LD

Offers Over £230,000

- End Terrace Town- House
- Spacious Dining Kitchen
- GCH, DG & Adequate Storage Including Loft Space
- EER - C
- Superb Accommodation Over 3 Levels
- Formal Reception Lounge
- Private Rear Garden with 3 Allocated Parking Spaces
- 4 Bedrooms - Master Ensuite
- Additional w/c on the Ground Floor
- Close To Local Amenities, Schooling & Transportation Links

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The current owner has maintained and presented this 4 bedroom town house to a good standard throughout. Offering spacious accommodation over 3 levels early viewing will be necessary to avoid disappointment. Benefiting from master ensuite bedroom, spacious reception lounge, generous dining kitchen, GCH, DG, private rear garden and 3 allocated parking spaces. EER - C



Council Tax Band: E



Modern and tastefully presented end terrace town house delightfully sited at the end of a cul-de-sac and with delightful tree line aspects to the rear. Located within this popular and sought-after development on the periphery of the town, this exceptional home is formed over three levels and offers versatile accommodation that can easily be adapted to suit a wide variety of needs and provides four bedrooms. With schools and amenities as well as the motorway network all within easy reach, the property warrants viewing for a full appreciation. The beautifully presented accommodation comprises: Entrance hall, cloakroom with wc, bedroom 4, and dining/kitchen room. On the first floor is a spacious lounge, a double bedroom and bathroom with three piece white suite. On the second floor there are two further bedrooms including the master bedroom with ensuite shower room and store/boiler room.

This appealing home is further enhanced by gas central heating, PVC double glazed window frames, 3 allocated residents parking space, communal visitor parking at the rear and small front garden and rear garden.

Location

Moodiesburn offers a real sense of community with the countryside close at hand and plenty of green open spaces ideal for dog walking, running and cycling. Benefitting from exceptional connectivity with four major motorways close by, it is an outstanding location for fast road access to Glasgow city centre, Lanarkshire, Edinburgh and Stirling. Local buses provide frequent services to Falkirk or Glasgow, and trains between Edinburgh and Glasgow Queen Street stop at Gartcosh, three miles south of the development.

Knockmilly Place is close to local shops, including a Co-op supermarket, a convenience store, a pharmacy, a dental surgery, a pub and hot food takeaways. Half a mile away is a further selection of shops with convenience stores and a post office, alongside a medical centre, open on weekday

mornings, that is part of the Glenboig Practice, based two and a half miles away. Larger retail offerings, such as The Glasgow Fort Shopping Centre, is only a 15-minute car journey.

There are a number of highly rated primary and secondary schools in Moodiesburn and the neighbouring suburbs of Kirkintilloch and Lenzie. These, as well as the family-friendly local community, make it an ideal place to settle down for those with children.

Commuting to Glasgow for work is easy via car or public transport. Outside of work and school, there are plenty of green spaces and leisure activities for you to enjoy, ranging from woodland walks along the Bothlin Burn to the expanse of nearby Drumpellier Country Park. There is a choice of golf courses in easy reach, and other leisure amenities in easy reach include the Vue cinema at Glasgow Fort, and Cumbernauld Theatre, complementing the world-class cultural attractions and live music venues of Glasgow.

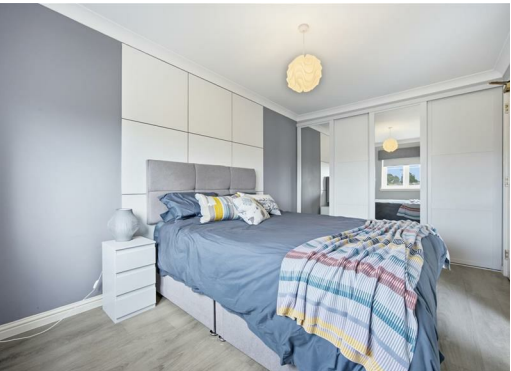
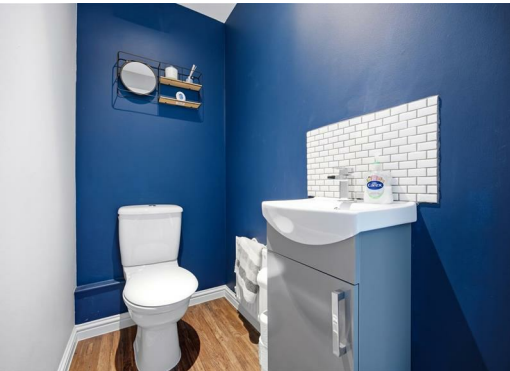
Home Report Available on Request

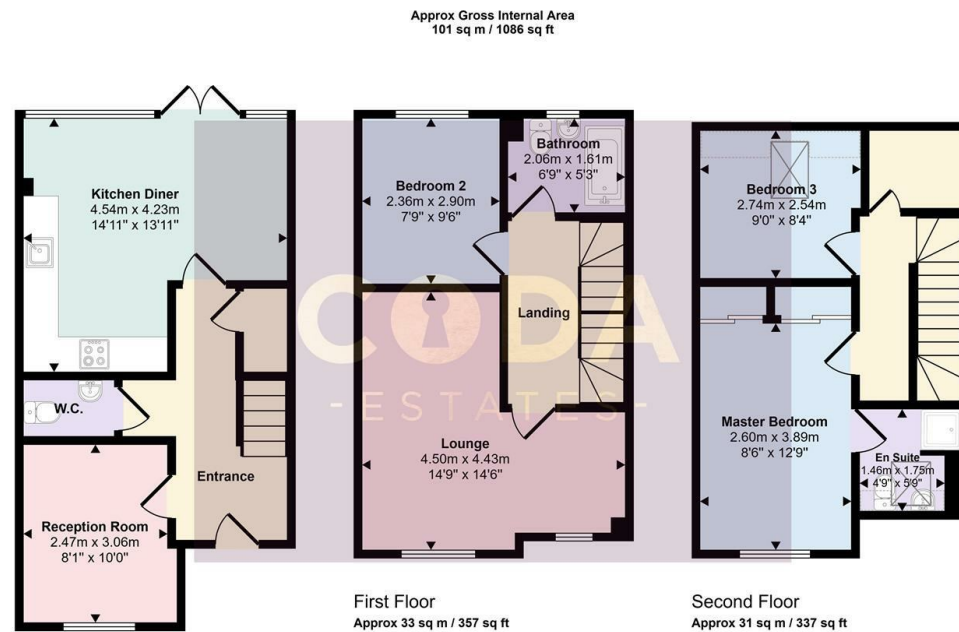
EER - C

Viewings Strictly By Appointment

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



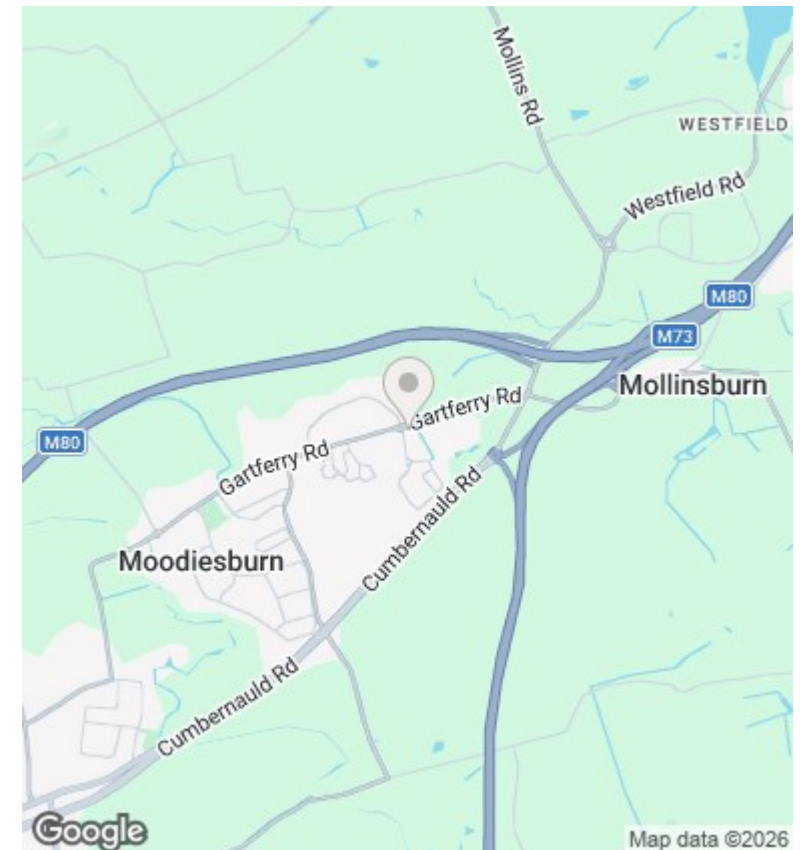




Ground Floor
Approx 36 sq m / 392 sq ft

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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	