



Village Estates

Independent Estate Agents & Mortgage Advisors



Moodiesburn

19 Portreath Road

G69 0PF

3 Bedroom Extended Semi Detached Villa

Hallway • Lounge • Dining Room • Kitchen • Utility • Walk In Store Room

3 Bedroom • Bathroom • Shower Room

Driveway • Gardens

Village Estates are delighted to welcome to the market this spacious 3-bedroom semidetached villa which has been significantly extended on both levels to further enhance the accommodation. Internally the property comprises of a welcoming hallway which leads to a fabulous size lounge with electric fireplace and surround. The lounge gives open access to a spacious dining area with French doors to the rear. The accommodation continues with a stunning fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, grill, hob and hood with access to a spacious utility room which leads to a small garage area which can ideally be used as a walk-in store area.

The upper level accommodates 3 generous size double bedrooms and a family bathroom comprising of a 3-piece bath suite. The accommodation is complete with a stunning shower room complete with a 2-piece white suite with a separate walk-in shower enclosure.

The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on an excellent plot with a beautiful well-maintained garden to the rear with stunning views. There is a driveway leading to the front of the property. Viewing is essential to fully appreciate the accommodation on offer on this spacious 3-bedroom semi detached villa which has been significantly extended situated in the much sought after area of Moodiesburn.

• Hallway		• Bedroom No. 1	3.56m x 3.02m
• Lounge	4.04m x 3.50m	• Bedroom No. 2	4.16m x 2.35m
• Dining	4.24m x 2.40m	• Bedroom No. 3	3.75m x 2.34m
• Kitchen	6.45m x 2.56m	• Bathroom	2.36m x 1.75m
• Utility	2.25m x 1.58m	• Shower Room	2.07m x 1.73m
• Store Room	2.18m x 1.49m		

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fitments have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

















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