



1 Pleaknowe Crescent, Moodiesburn, G69 0LH

Offers Over £130,000

- Desirable end terrace property set within the popular Moodiesburn area
- Bright and spacious lounge offering an excellent main living space
- Separate utility room providing additional storage and laundry space
- Contemporary three-piece shower room with enclosed shower, WC and wash hand basin
- Ideally located for commuters with easy access to transport links and nearby amenities
- Elevated corner plot position providing a pleasant outlook and added privacy
- Modern fitted kitchen complete with a range of appliances
- Two generously proportioned double bedrooms with ample space for furnishings
- Private driveway and garden grounds to the front, side and rear of the property
- Energy efficiency rating - D

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Set on an elevated corner plot within a popular Moodiesburn address, this well-proportioned two bedroom end terrace offers comfortable living with private gardens and a driveway. With spacious accommodation and excellent commuter links nearby, the property is ideal for those seeking a well-connected home in a convenient residential setting.



Council Tax Band: B



CODA



CODA

Situated within the popular residential area of Moodiesburn, this well-presented two bedroom end terrace property enjoys an elevated position from the street on a desirable corner plot within Pleaknowe Crescent, offering generous living space and excellent convenience for commuters.

The accommodation is arranged over two levels and comprises a bright and spacious lounge providing a comfortable living and entertaining space. To the rear, the fitted kitchen is well appointed with a range of base and wall-mounted units and comes complete with appliances. A useful utility room sits adjacent to the kitchen, offering additional storage and laundry space.

Upstairs, the property benefits from two particularly generous double bedrooms, both offering ample space for freestanding furniture. The accommodation is completed by a modern three-piece shower room fitted with shower enclosure, wash hand basin and WC.

Externally, the property enjoys a prominent elevated position on a corner plot, with private gardens providing outdoor space to the front, side, and rear, whilst a private driveway offers convenient off-street parking.

Pleaknowe Crescent is well placed for a wide range of local amenities, schooling and excellent transport links, making the property an ideal choice for commuters travelling to Glasgow and the surrounding areas.

Early viewing is highly recommended.

Council Tax: North Lanarkshire Band B
Home Report: Available upon request.
EER: D

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

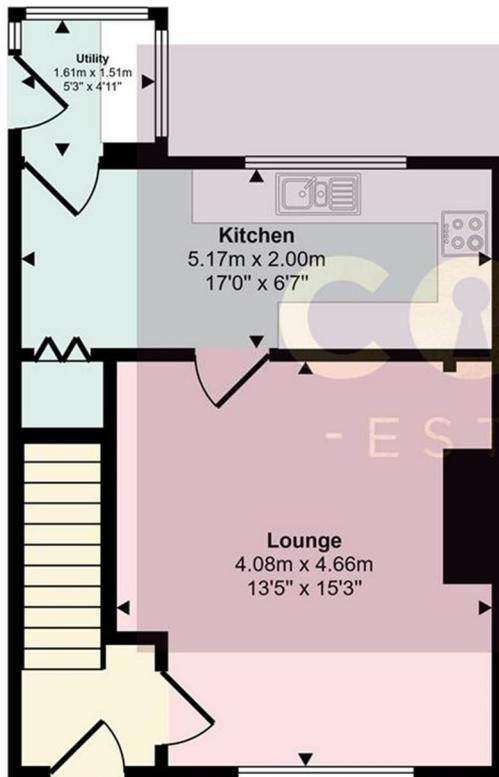
Viewings

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

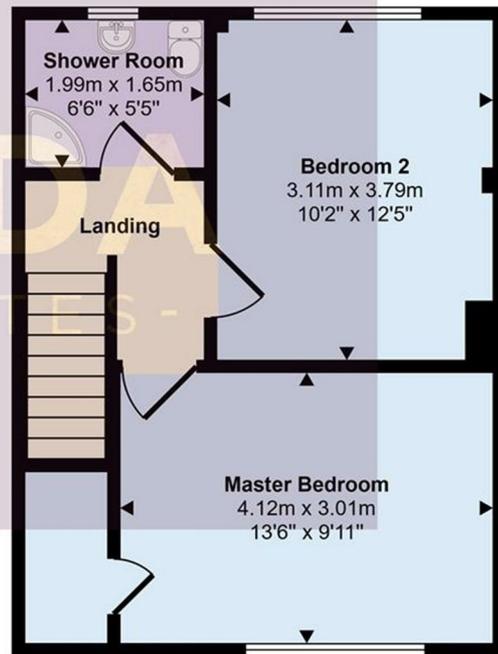
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(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	



Ground Floor
Approx 38 sq m / 411 sq ft



First Floor
Approx 36 sq m / 390 sq ft