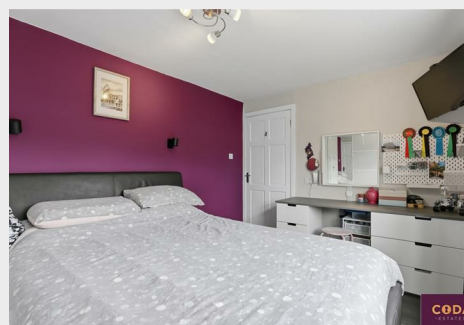




9 Glencairn Drive, Moodiesburn, Glasgow, G69 0LE

Offers Over £140,000

- Spacious end-terrace home occupying an exceptionally large plot within a popular residential setting.
- Well-appointed dining kitchen with ample storage and room for everyday family dining.
- Three generously sized double bedrooms providing flexible family accommodation.
- Extensive private rear garden incorporating a substantial decked terrace and expansive lawn.
- Ideally positioned for local amenities, schooling and commuter links throughout the Central Belt.
- Bright and welcoming main living room offering excellent space for relaxation and entertaining.
- Convenient separate laundry cupboard enhancing the practicality of the ground floor layout.
- Bright three-piece bathroom with tiled finish.
- Monobloc driveway delivering excellent off-street parking provision.
- Energy efficiency rating - D

9 Glencairn Drive, Glasgow G69 0LE

Offering an exceptional amount of outdoor space rarely found at this price point, this three-bedroom end-terrace home represents outstanding value for money in today's market. Set on a remarkably generous plot with extensive private gardens, a large decked entertaining area and private driveway parking, the property combines impressive external space with well-proportioned family accommodation throughout. An ideal opportunity for first-time buyers, growing families or those seeking more space both inside and out, all within a convenient and well-established residential setting.



Council Tax Band: C



Situated within a popular residential pocket of Moodiesburn, this impressive three-bedroom end-terrace property occupies an exceptionally generous plot and offers spacious, well-presented accommodation ideally suited to modern family living.

The accommodation begins with a welcoming entrance hallway leading to a bright and spacious lounge, providing an excellent setting for both relaxation and entertaining. To the rear, the fitted dining kitchen offers ample space for family dining and features a range of wall and floor-mounted units. Off the kitchen you'll find a practical laundry cupboard providing additional convenience and storage as well as access to the rear gardens.

The upper level hosts three generously proportioned double bedrooms, each offering excellent space for furnishings and family living. Completing the accommodation is a bright three-piece family bathroom.

A particular highlight of the property is the substantial outdoor space. Occupying one of the largest plots of its type, the home benefits from an private driveway providing off-street parking, while the expansive rear garden offers an ideal environment for families and outdoor entertaining. Featuring a large decked terrace and sizeable lawn, the garden enjoys excellent privacy and provides plenty of room for children to play or for hosting family and friends.

Further benefits include double glazing, gas central heating and excellent storage throughout.

Glencairn Drive enjoys a convenient location within Moodiesburn, well placed for a range of local amenities, schooling and transport links, with excellent road connections providing easy access to Glasgow, Cumbernauld and the Central Belt. This is a fantastic opportunity to acquire a spacious family home with exceptional outdoor space in a highly convenient setting.

Early viewing is highly recommended.

Council Tax: North Lanarkshire Band C
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

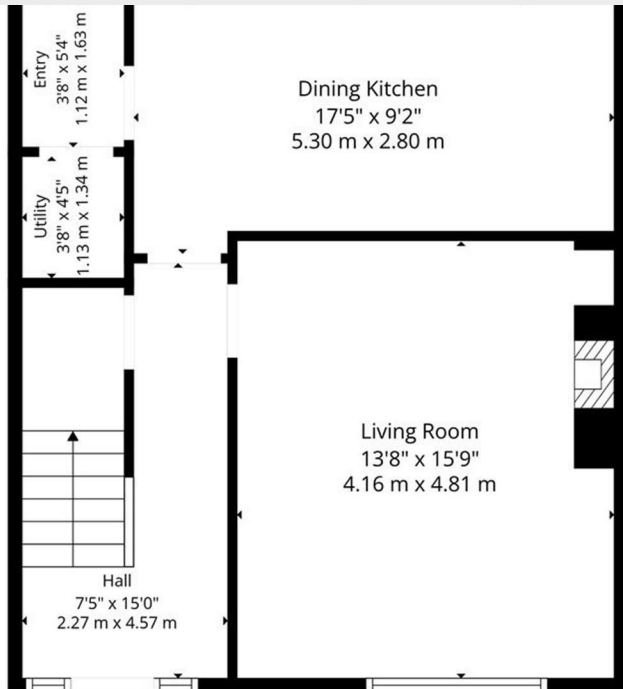
Viewings

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

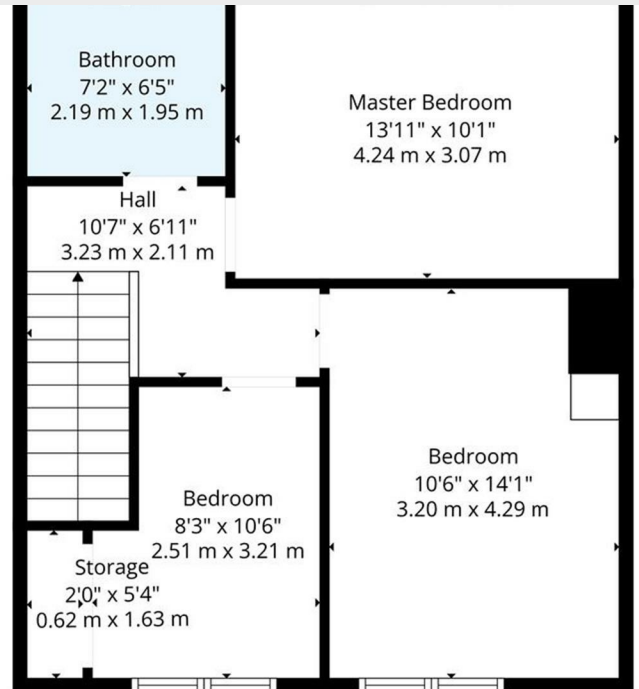
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		



1st Floor



2nd Floor

TOTAL: 1023 sq. ft, 95 m2

1st floor: 509 sq. ft, 47 m2, 2nd floor: 514 sq. ft, 48 m2

EXCLUDED AREAS: UTILITY: 11.55 sq. ft, 1.07 m2, STORAGE: 11.55 sq. ft, 1.07 m2, HALL: 21.00 sq. ft, 1.95 m2

CODA