



## 47 Glentamar Drive, Moodiesburn, Glasgow, G69 0HW

Offers Over £270,000

- Fabulous, Professionally Extended , Detached Family Property
- 4 Bedrooms - (one on the ground floor, one with ensuite)
- Generous House Bathroom with Separate Shower Cubicle
- EER - C
- Desirable Residential Location
- Stylish Open Plan Dining Kitchen
- Private Rear Garden, GCH, DG, Driveway & Adequate Storage
- Well Presented & Maintained Throughout
- Conservatory & Downstairs w/c
- Close To Local Amenities, Schooling & Transportation Links

# 47 Glentinar Drive, Glasgow G69 0HW

This is a wonderful opportunity to secure a generous family home in a very popular residential location.

Occupying an enviable plot close to all local amenities, schooling and transportation links, this professionally extended, detached, property should be viewed at the earliest opportunity. Accommodation is over 2 levels consisting of 4 bedrooms (one on the ground floor and one with ensuite facilities), spacious lounge, tasteful dining kitchen, conservatory, downstairs w/c, private driveway, GCH & DG. EER - C.



Council Tax Band: E





CODA Estates are delighted to present this generous property to the open market. Set within a desirable, plot, within a desirable pocket of the village, close to all local amenities, transportation links and local schooling. The ground floor accommodation comprises, entrance hall with w/c off, spacious lounge with the staircase leading to the upper floor, stylish dining kitchen with French doors leading to the conservatory. The 4th bedroom is also located on the ground floor, which offers flexibility to individual needs/requirements. The upper level leads to three substantial double size bedrooms. The master bedroom benefits from a large dressing area with wardrobe storage, the guest bedroom boasts ensuite shower facilities and the third bedroom is a generous double over looking the rear garden. The magnificent family bathroom has been completely up-graded and boasts a separate corner shower cubicle, vanity storage and heated towel rail. The property is set within an attractive, level, south facing garden plot, designed with low maintenance in mind. The owner has created a tranquil environment, ideal for relaxing and/or entertaining. The rear garden is not overlooked to the rear, offering a degree of privacy and is fully enclosed, ideal for young children and family pets. The house benefits from double-glazed windows, a gas fired central heating system, adequate storage throughout (including loft space) and an excellent road networks nearby for those who commute.

#### Room Dimensions

Entrance Hall

Lounge - 5.41m x 4.41m

Kitchen - 4.41m x 2.68m

Dining Room - 3.10m x 2.33m

Conservatory - 2.85m x 2.56m

Downstairs w/c -

Master Bedroom - 6.33m x 2.39m

Dressing Area - 1.95m x 1.75m

Bedroom 2 - 3.50m x 2.45m

Ensuite - 2.42m x 1.25m

Bedroom 3 - 3.14m x 2.41m

Bathroom - 4.3m x 1.72m

#### Location

The property is situated within a sought after residential location on the periphery of Moodiesburn, conveniently placed for a variety of local amenities including shops and schooling. In addition to this, there are excellent road links giving easy access to Glasgow City Centre and the central belt motorway network beyond.

A new retail park is also planned for the area.

Home Report Available on Request

EER - C

Council Tax Band - F

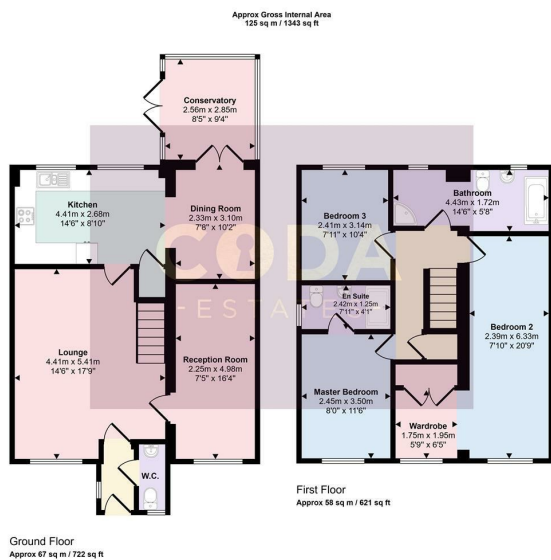
Viewings Strictly by Appointment.

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









Ground Floor  
Approx 67 sq m / 722 sq ft

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |