



40 Netherhill Road, Moodiesburn, G69 0BD

Offers Over £135,000

- Substantial Family Home
- Excellent potential for refurbishment and personalisation
- Generous kitchen space with scope for modern redesign
- Conveniently situated near local shops, schools, and transport connections
- EER- C
- 3 Bedrooms
- Bright and spacious living room
- Large garden plot
- Desirable Residential Location
- Council Tax - C

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Situated within a popular residential pocket of Moodiesburn, this three-bedroom mid- terraced villa offers excellent potential for buyers looking to modernise and create a superb family home.



3



1



1



C

Council Tax Band: C



On entering the property, you are welcomed into a bright and well-proportioned lounge which is flooded with natural light, creating an inviting living space. To the rear, the galley-style kitchen offers excellent space and functionality, with a large storage cupboard conveniently located just off the kitchen area.

The upper level comprises three well-proportioned bedrooms together with a family bathroom suite.

Externally, the property benefits from a substantial rear garden plot, ideal for families and outdoor entertaining, while additional features include a fully floored loft complete with ladder access, providing excellent storage space.

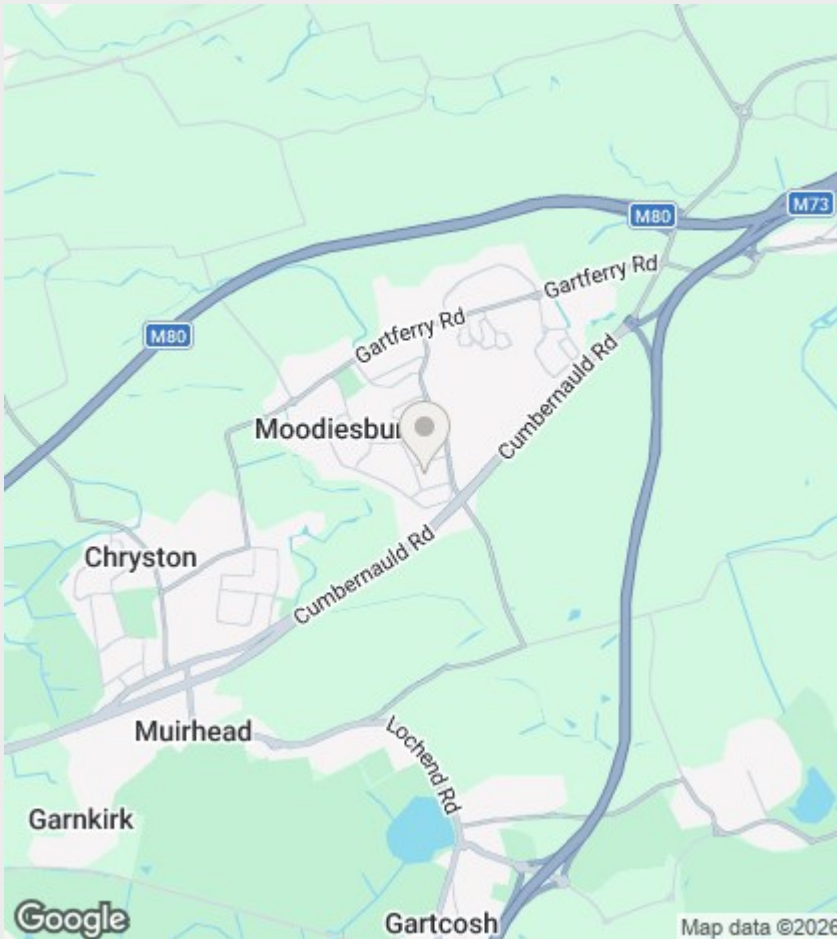
Although the property is in need of upgrading throughout, it presents a fantastic opportunity for purchasers to modernise to their own specification and create an exceptional family home in a sought-after location.

Home Report Available on Request
Viewings Strictly By Appointment
EER - C
Council Tax Band - C

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

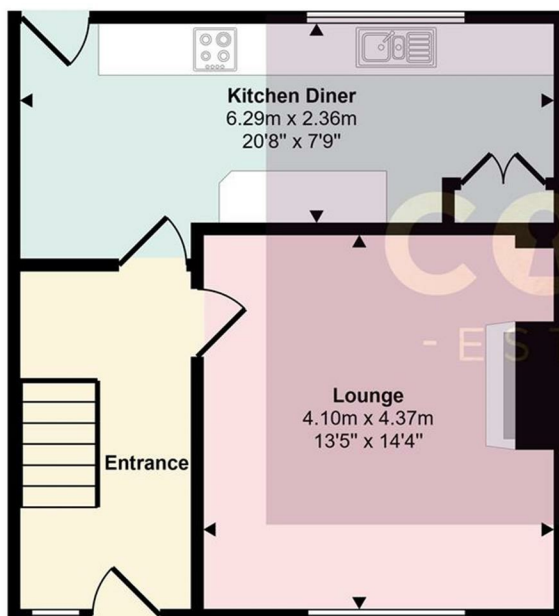
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

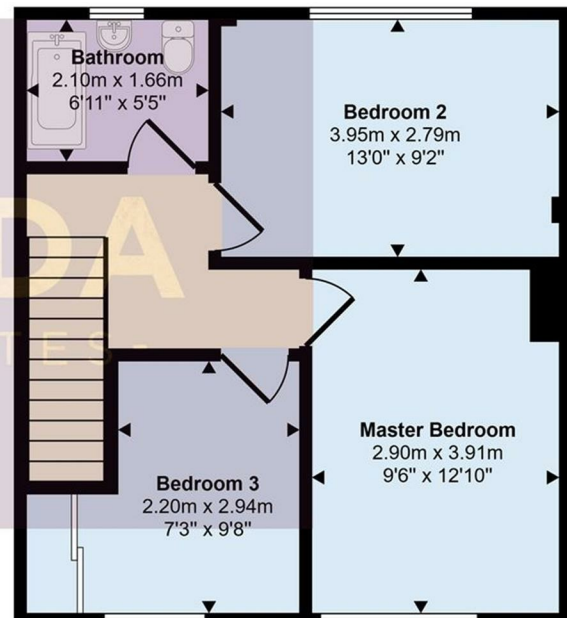
C

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

Approx Gross Internal Area
86 sq m / 926 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft



First Floor
Approx 43 sq m / 465 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.