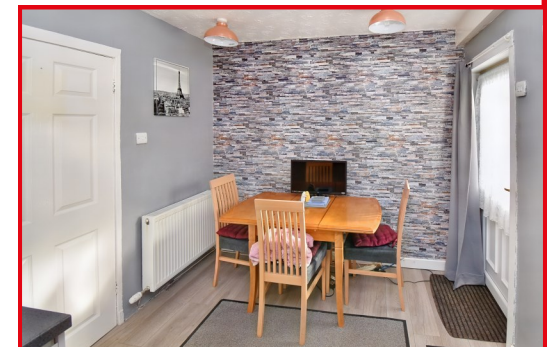




# 135 GLENMANOR AVE, MOODIESBURN

O / o £129,995

Ideal for a family and very close to the local primary school is this **spacious three bedroom end-terraced house** in Glenmanor Avenue, Moodiesburn. Presented to the market by award winning local agent Kelvin Valley Properties, this affordable family home benefits from being on a large plot with plenty of additional garden space and the opportunity to create a private driveway. Internally there is a large lounge, recently upgraded kitchen, three bedrooms, and a wet floor shower room. Externally there are substantial gardens to three sides. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious family home
- Large double-width plot
- Opportunity to add value
- Ideal for a family buyer

- Recently upgraded kitchen
- Plenty of space to create a driveway
- Gas central heating & double glazing
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## Entrance

From the roadside, you access the private path that leads through the front garden to the front door.

## Lounge

Large lounge with window to the front and plenty of space for furniture. Fire and surrounded included in the sale. Carpeted floor area. Wallpapered feature wall.

## Dining Kitchen

Recently upgraded kitchen with gloss storage units and extensive worksurfaces. Gas hob and integrated oven and microwave. The kitchen is large enough to include a dining area with ample space for a table and chairs. Window to the rear and door accessing the back garden from here.

## Bedroom 1

Well-proportioned double bedroom on the upper level, with window to the rear

overlooking the back garden. Carpeted.

## Bedroom 2

Further double bedroom, this time to the front with open views. Carpeted floor area. Plenty of space for furniture.

## Bedroom 3

Further bedroom, also to the front. This one has fitted storage and a carpeted floor area.

## Shower Room

Wet floor shower room with wet wall panelling and electric shower. Wash hand basin and W.C. Textured glass window to the rear.

## Sales Information

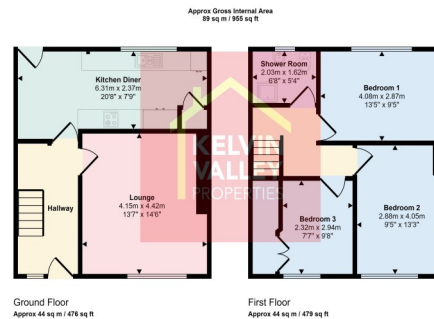
All floor coverings, light fittings & blinds included.

## Property Summary

A spacious and affordable family home, benefitting from being on a much larger plot than usual. Plenty of opportunity for further development and adding value. Large gardens to all sides. Early viewing is advised to avoid disappointment.

## Area Details

Moodiesburn offers a number of amenities including shops, leisure, a medical centre, library, a primary school, secondary school (in adjacent Chryston) and much more. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs. Ideally positioned for commuting to east, west, north & south!



All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2461**



**Post Code for Sat Nav**

**G69 0DL**