



33 LOCHWOOD LOAN, MOODIESBURN

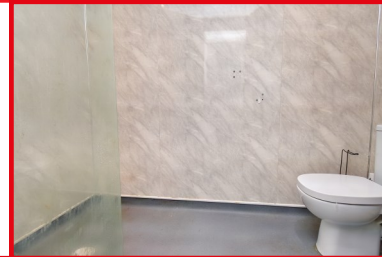
O / o £93,995

Ideal for a first time buyer or someone looking to downsize is this **contemporary one bedroom garden flat** in popular Lochwood Loan, Moodiesburn. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts an attractive modern interior as well as an enclosed private rear garden. Interested parties are advised to view early to avoid disappointment. Internally there is a large lounge with storage cupboard, a modern fitted kitchen, a well-proportioned double bedroom with fitted wardrobes, and a wet floor shower room. The full property details and home report can be accessed on the Kelvin Valley website.



- Contemporary ground floor garden flat
- Attractive modern interior
- Private enclosed rear garden with decking
- Situated in a sought-after area
- Modern fitted kitchen
- Large and bright lounge
- Residents parking to the front
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

From the residents parking to the front, you access the private front door. This opens into an entrance vestibule and then into the large lounge.

Lounge / Dining

Contemporary lounge with window to the front. Attractive neutral décor. Plenty of space for both living and dining furniture. Laminate flooring.

Kitchen

Attractive modern fitted kitchen with base and wall mounted storage units and ample work surface space. Integral sink and oven/hob. The fridge/freezer and washing machine are also included in the sale. Windows to the rear.

Bedroom

Well-proportioned double bedroom with fitted wardrobes and carpeted floor area. Window to the rear. Plenty of space for furniture.

Shower Room

Wet floor shower room, with wet wall panelling. Shower with screen, wash hand basin, and W.C.

Sales Information

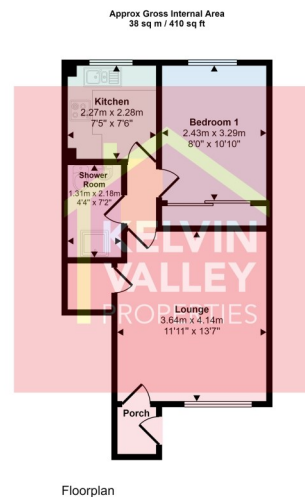
All floor coverings, light fittings & blinds included.

Property Summary

A modern and seldom available garden flat in this popular location, with excellent commuting. Would suit a first time buyer or someone downsizing who wants to be on the level. 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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2460**



Post Code for Sat Nav

G69 0HP