



# 15 LOCHWOOD LOAN, MOODIESBURN O/o £84,995

Ideal for a first time buyer, landlord or downsizer, is this **modern one bedroom upper flat** in popular Lochwood Loan, Moodiesburn. Presented to the market by award-winning local agent Kelvin Valley Properties, the property benefits from having a section of private garden as well as a residents car park to the side. Interested parties are advised to view early to avoid disappointment. Internally there is a large lounge, a fitted kitchen, a well-proportioned double bedroom with fitted wardrobes, and a fitted bathroom with shower over the bath. The full property details and home report can be accessed on the Kelvin Valley website.



- Affordable upper floor flat
- Modern build
- Section of private garden
- Residents parking to the side
- Quiet & sought-after area
- Close to both M80 & M73 motorways
- Ideal for a first time buyer
- 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 front you access the front door and onto the stairwell, leading up to the lounge.

## Lounge / Dining

Contemporary lounge with triple window to the front. Neutral décor and laminate flooring. Plenty of space for both living and dining furniture.

## Kitchen

Fitted kitchen with white storage units and contrasting black worktops. Integral sink, and the cooker, fridge/freezer and washing machine are included in the sale. Window to the rear offering views over the private rear garden area.

## Bedroom

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

## Bathroom

Fitted bathroom with bath, wash hand basin, and W.C. Shower and screen fitted above the bath. Fully tiled.

## Sales Information

All floor coverings, light fittings & blinds included.

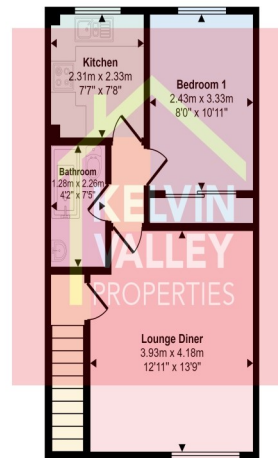
## Property Summary

A modern build upper flat in a sought after location, with excellent commuting due to its proximity to both the M80 and M73 motorways. Benefits from being in an affordable price range as well as having a section of private garden and plenty of residents parking. Ideal for a first time buyer, landlord or someone looking to downsize. 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!

Approx Gross Internal Area  
40 sq m / 434 sq ft



Floorplan

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: **K2484**



**Post Code for Sat Nav**

**G69 0HP**