



## 89 KELVIN DRIVE, MOODIESBURN

O / o £94,995

Situated in a popular part of Moodiesburn is this **affordable two bedroom end-terraced house** in Kelvin Drive, benefitting from having a private driveway. Requiring some internal modernisation, the property is offered at a competitive price and would be ideal for a first time buyer or a landlord. Internally there is a lounge, part-fitted kitchen, two double bedrooms, and a fitted main bathroom. Externally there is a private driveway to the front with space for several vehicles, and private gardens to front and rear. The full property details, floorplan and home report can be accessed on the Kelvin Valley website.



- Affordable end-terraced house
- Private gardens and driveway
- Two double bedrooms
- Gas central heating with upgraded boiler
- Fitted kitchen and bathroom
- Popular area
- Opportunity to add value
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
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## Entrance

From the roadside, you access the private driveway/path to the front which leads to the front door.

## Lounge

Spacious lounge with double window formation to the front. Carpeted floor area. Plenty of space for furniture. The fire (untested) and surround are included in the sale.

## Kitchen

Part fitted kitchen with base and wall mounted storage units and extensive work surface. . Window to the rear overlooking the back garden. Doorway to rear hallway, which in turn provides access into the garden.

## Bedroom 1

Well-proportioned double bedroom with corner cupboard providing storage. Carpeted floor area. Windows to front. Plenty of space for furniture.

## Bedroom 2

Further double bedroom, this time to the rear. Carpeted floor area. Ample space for bedroom furniture.

## Bathroom

Fitted bathroom on the upper level, with bath, wash hand basin and W.C. Tiled walls. Textured glass window to the rear allowing natural light into the room.

## Sales Information

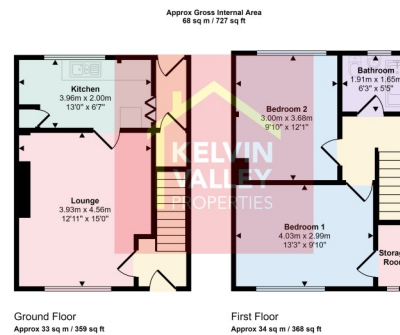
All floor coverings, light fittings & blinds included.

## Property Summary

An affordable and seldom available end-terraced house in a popular part of Moodiesburn, with excellent commuting to Glasgow city centre from here. Benefits from having a private driveway and level gardens. Ideal for a first time buyer willing to redecorate and modernise, as there is the opportunity to add value to this one. 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!



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 Make Snappy 360.

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

Reference Number: K/2450



Post Code for Sat Nav

G69 0LT