

# 22 Northcroft Road

CHRYSTON, GLASGOW, G69 0DW



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Excellent three-bed end-terrace, great  
condition, popular location of Moodiesburn*





We are delighted to bring this rarely available three-bed end-terraced property to the market, beautifully set in a popular family-friendly and quiet location. The property is presented in good condition and benefits from a host of features.

# THE LOUNGE



The accommodation consists of a bright and spacious lounge with a feature fireplace, given the room's shape it would suit a range of furniture configurations.



# THE KITCHEN/DINER



The galley-style kitchen has been well designed and provides a very efficient workspace around mealtimes. It's finished with a range of light wood wall and floor cabinets. Appliances include a gas hob, electric oven and ample space for the free-standing fridge freezer and washing machine. The spacious dining area also allows for a dining table and views of the garden.







The bright and fresh bathroom is tastefully tiled and contains a white suite with a shower over the P-shaped bath. There are three good-sized bedrooms, all bright and welcoming with ample space for free-standing furniture. The loft offers great extra storage space, and there are ample cupboards throughout the home to help keep everything in its place. The property is kept warm and comfortable via double glazing and gas central heating.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





The generous rear garden space is secure and relatively low maintenance, and on sunnier days will provide a great spot to relax. Parking is On-Street.

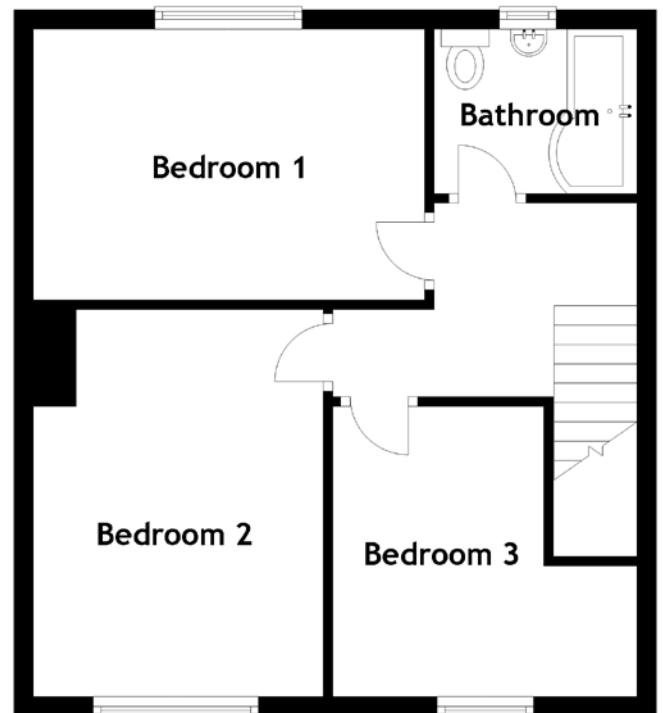
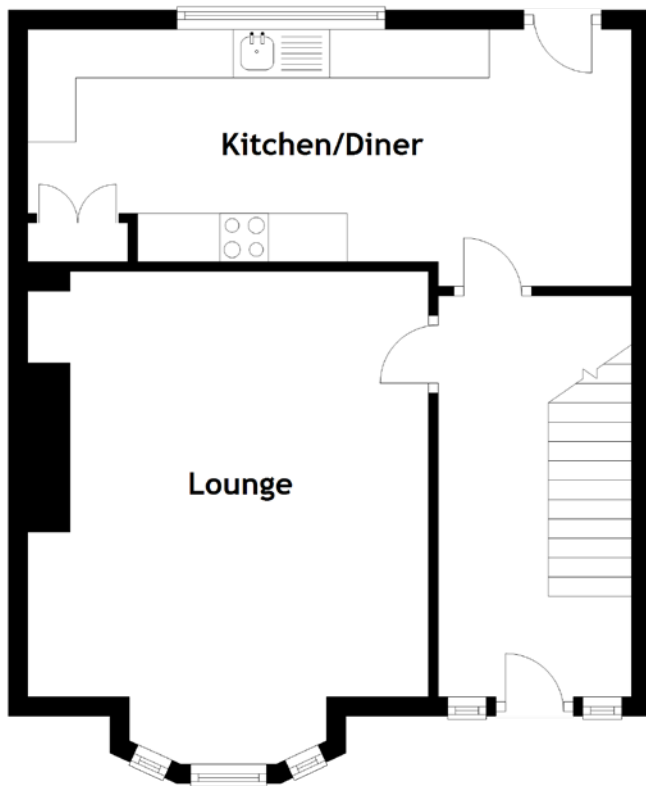
This lovely home would make an ideal buy for first-time buyers, young couples, or Buy-to-Let investors. Early viewing is strongly advised for anyone seeking a rarely available and highly affordable home, set in the ever-popular area of Moodiesburn. This property is subject to a Buyers Premium paid by the successful bidder.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

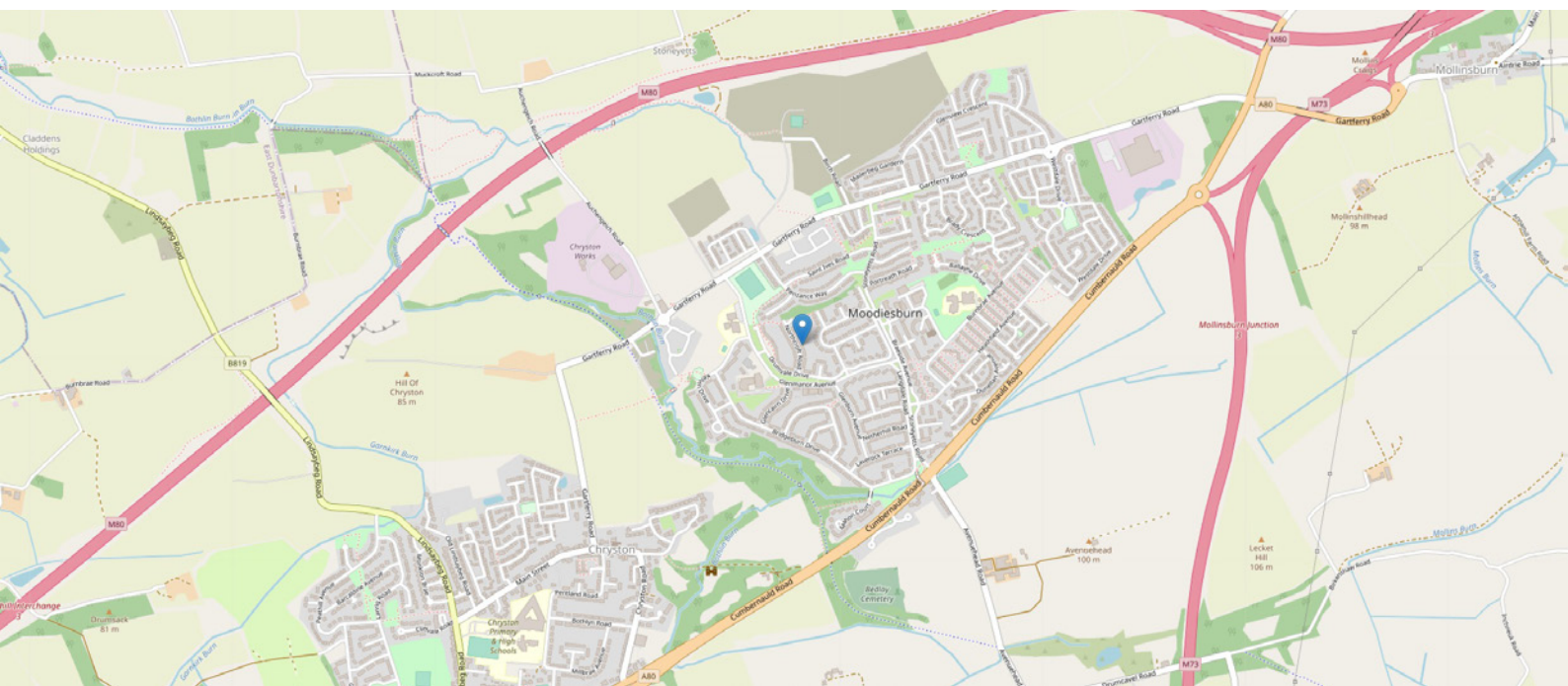
Lounge	4.97m (16'4") x 4.15m (13'7")
Kitchen/Diner	6.25m (20'6") x 2.65m (8'9")
Bathroom	2.10m (6'11") x 1.70m (5'7")
Bedroom 1	4.05m (13'3") x 2.80m (9'2")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
Bedroom 3	4.65m (15'3") x 3.15m (10'4")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>

EPC Rating: D

Buyer's Premium Value: £1500.00

Extras (Included in the sale); Freestanding appliances and furniture may be available by separate negotiation.





# THE LOCATION

This lovely property forms part of an established and popular residential pocket set within the heart of Moodiesburn. It's convenient for easy access to nearby amenities, which provide for everyday needs and requirements, whilst more extensive amenities are available within nearby Cumbernauld (10 minutes drive).







The property is also very well placed for commuting to Central Glasgow (Only 8 miles) via the A80, M80 and the M8. Croy and Stepps train stations are within close proximity. Primary schools in Moodiesburn are Glenmanor Primary and St. Michael's Primary.



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