

6 Dunellan Way

MOODIESBURN, GLASGOW, G69 0GG



An excellent three-bed semi in great condition in the popular location of Moodiesburn



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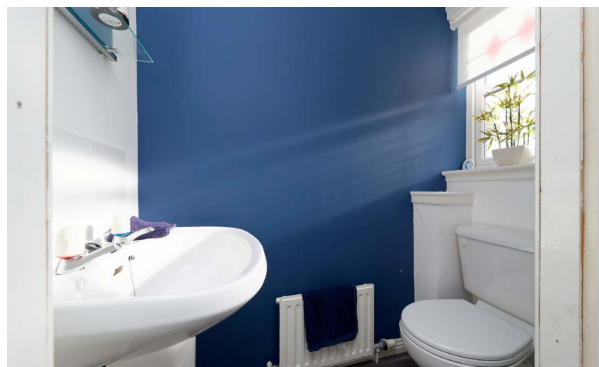




Part Exchange available. We are delighted to bring this rarely available 3-bed Semi-detached property to the market, beautifully set on a corner plot in a popular, family-friendly and quiet location. The property is presented in walk-in condition and benefits from a host of features.

The upgraded accommodation consists of a bright and spacious lounge, which given its shape, would suit a range of furniture configurations. The downstairs cloakroom WC is a handy and very welcome addition to any busy family home.

The modern kitchen has been well designed and provides a very efficient and stylish work-space around mealtimes. It's finished with a beautiful range of gloss white wall and floor cabinets. Appliances include a gas hob, electric oven, extractor filter hood and ample space for the free-standing fridge freezer and washing machine. The layout also allows for a dining table.



THE LOUNGE



KITCHEN/DINER

The bright and fresh bathroom is tastefully tiled and contains a white suite with a shower over the bath. There are three good sized bedrooms, all bright and welcoming, two with built-in mirrored wardrobes and all 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 generous garden space is secure and low maintenance, and on sunnier days will provide a great spot to relax. Off-street parking for at least two cars is provided via the driveway to the property's side aspect.

This lovely home would make an ideal buy for first-time buyers, young couples, or Buy-to-Let investors.

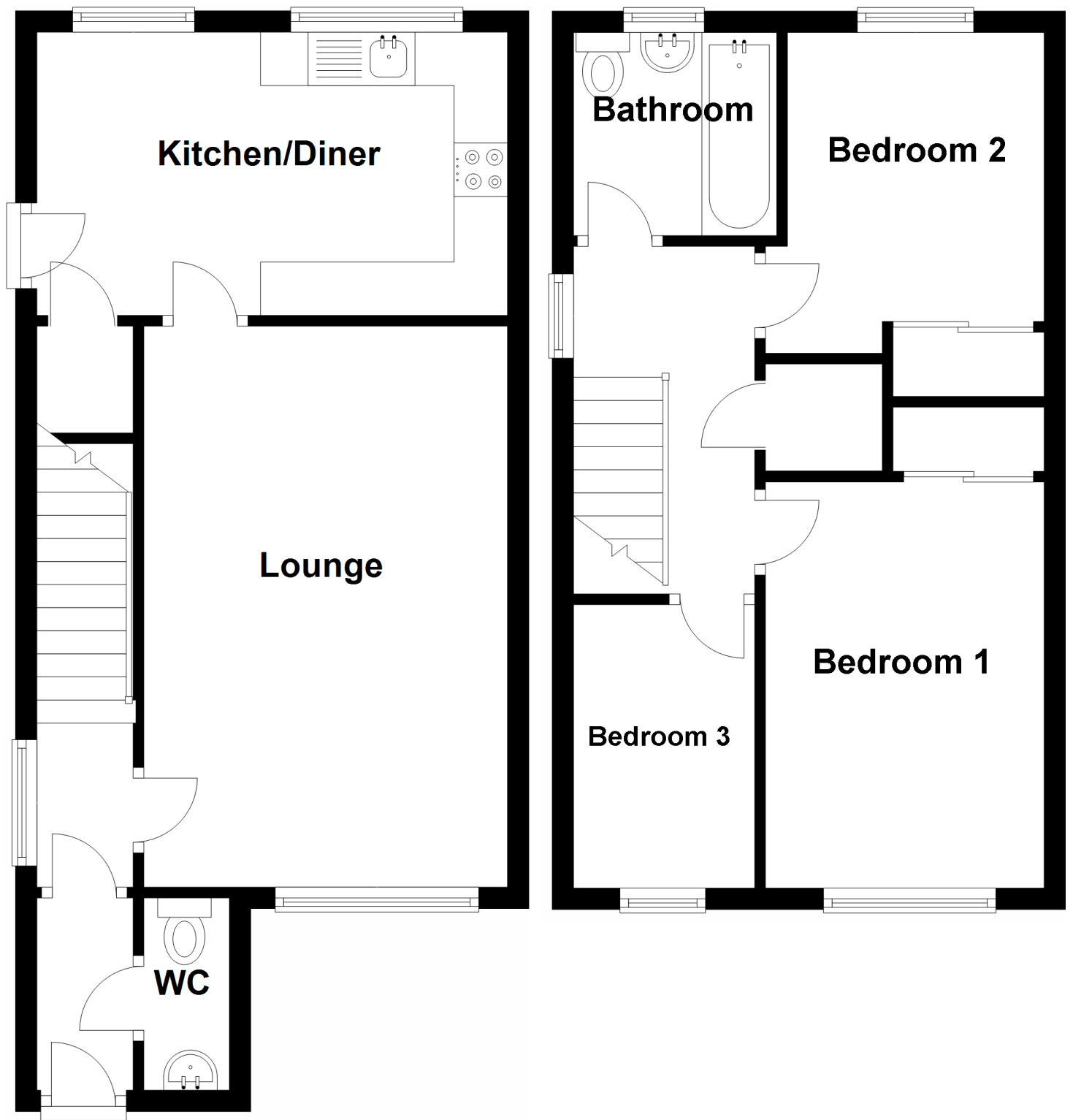
Early viewing is strongly advised for anyone seeking a rarely available and highly affordable home, set in the ever-popular area of Moodiesburn.



BEDROOM 1 & BATHROOM



BEDROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.25m (17'3") x 3.40m (11'2")
Kitchen/Diner	4.40m (14'5") x 2.65m (8'8")
WC	1.80m (5'11") x 0.80m (2'7")
Bedroom 1	3.80m (12'6") x 2.45m (8')
Bedroom 2	2.90m (9'6") x 2.45m (8'1")
Bedroom 3	2.65m (8'8") x 1.90m (6'3")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 75m²
EPC Rating: C

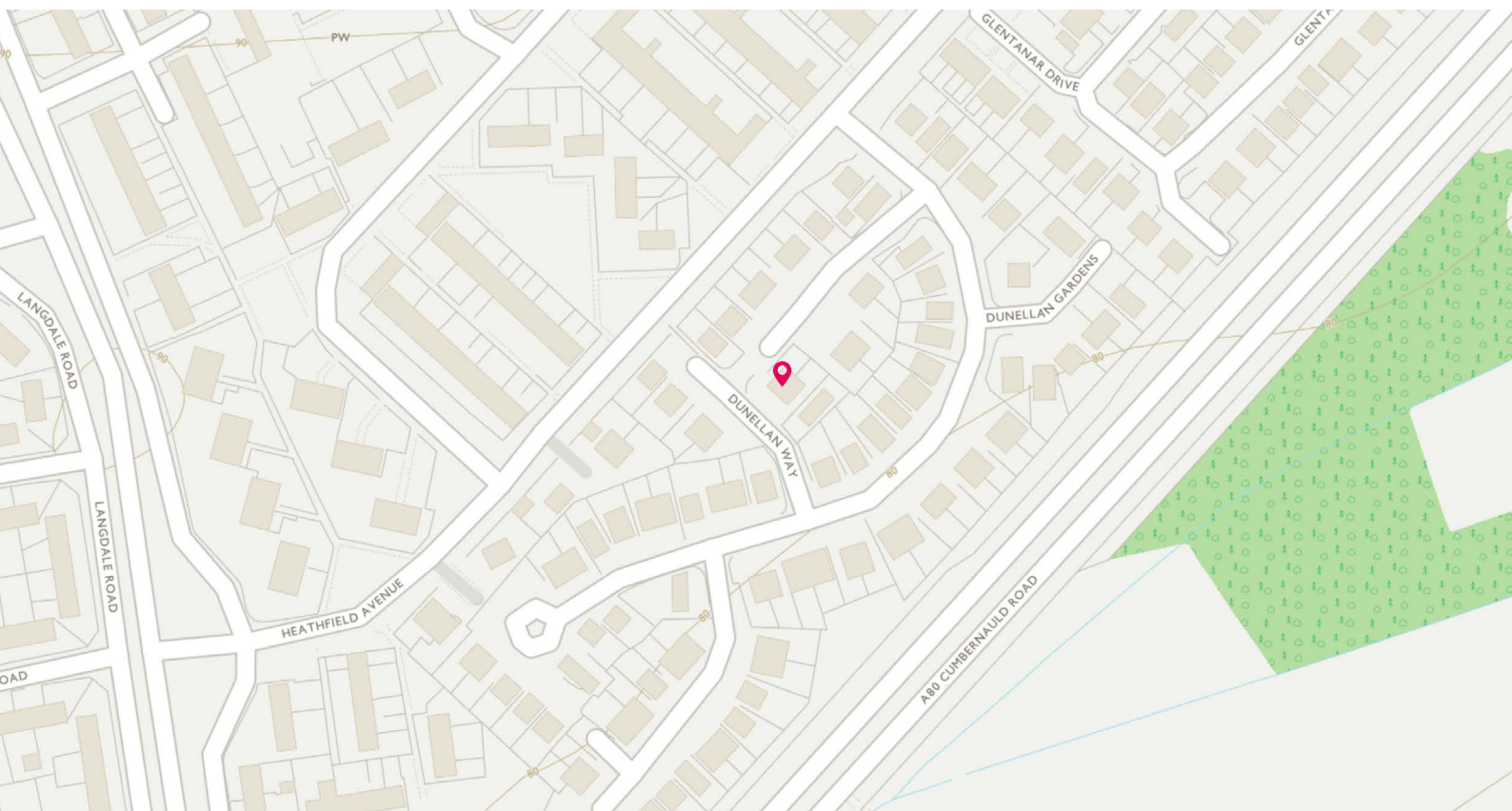


THE GARDEN



This wonderful 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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