



67 BATHLIN CRESCENT, MOODIESBURN O/o £134,995

Boasting a larger than usual floorspace and situated in a sought-after location, is this **modern two bedroom first floor flat** in Bathlin Crescent, Moodiesburn. With contemporary décor throughout and large room sizes, this flat would be ideal for a professional buyer looking for high quality accommodation in a great location for commuting. It could also suit someone downsizing from a house. Presented to the market by award-winning local agent Kelvin Valley Properties, the flat has a large lounge, modern fitted kitchen, main bathroom, 2 double bedrooms, and an en-suite. The full details & home report can be accessed on the Kelvin Valley website.



- Contemporary first floor flat
- Two double bedrooms
- Principal bedroom is en-suite
- Modern décor throughout
- Larger style flat with bigger rooms
- Situated in a sought-after area
- Private allocated parking (2 spaces)
- Energy efficiency rating B



Entrance

From the private parking to the front, you access the security entrance. Proceed up one flight of stairs where you will see the door to number 67.

Lounge / Dining

Contemporary and spacious lounge, with triple window to the front allowing plenty of light into the room. Laminate flooring. Modern décor. Plenty of space for both living and dining furniture in this generously proportioned space.

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 can also be included in the sale. Window to the front.

Bedroom 1 & En-suite

Large double bedroom, with window to the rear and fitted wardrobes providing excellent storage. Recently upgraded en-suite with shower in cabinet, wash hand basin & W.C.

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

Bathroom

Spacious main bathroom with bath, wash hand basin and W.C. Fitted vanity units. Textured glass window allowing natural light into the space. Tiled floor and part-tiled walls.



Floorplan

Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

A larger than usual first floor flat with an attractive interior, in a popular location. Ideal for access to both the M80 and M73 motorways, making this a superb location for commuting in several directions. Would suit a professional or someone downsizing from a larger property who still wants spacious rooms and quality accommodation. 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!

Viewings

By appointment only
through Kelvin Valley Properties

Office Contact: **John or Paul**

Reference Number: **K/2476**



Post Code for Sat Nav

G69 0NE