



SOLICITORS & ESTATE AGENTS



**Mid-terrace cottage
22 Viewfield Cottages, Moodiesburn, G69 0JH
Offers Over £85,000**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

We are delighted to bring to the market this charming two-bedroom mid-terrace cottage, located in a quiet and highly desirable residential area of Moodiesburn. 22 Viewfield Cottages is a well-presented home that offers a perfect blend of traditional character and modern convenience, making it an ideal purchase for first-time buyers, those looking to downsize, or buy-to-let investors.

The property features a bright and spacious lounge that enjoys plenty of natural light from the front-facing window. The kitchen is fitted with a range of modern units and provides excellent workspace, along with integrated cooking appliances and space for additional white goods. Both bedrooms are well-proportioned doubles, offering comfortable living and flexibility of use. The property also benefits from a modern shower room, complete with a white suite and a walk-in shower enclosure, offering both style and practicality. Ample storage can be found throughout the home.

Further benefits include gas central heating, double glazing, and a private rear garden—ideal for enjoying the outdoors or entertaining guests. Situated within a peaceful cul-de-sac, the property enjoys a quiet setting while still being close to local amenities, schools, and public transport links. On-street parking is available to the front.

Moodiesburn is a popular location with excellent access to the M80 and M73 motorways, making it well-suited for commuters travelling to Glasgow, Stirling, or Edinburgh. With a strong sense of community and attractive surroundings, this is a fantastic opportunity to secure a lovely home in a well-connected area.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

EPC Rating

E

Measurements

Lounge	12' (3.67m) x 14'11 (4,54m)
Kitchen	12'3 (3.74m) x 10' (3.05m)
Bedroom 1	15'5 (4.69m) x 10' (3.05m)
Bedroom 2	13'7 (4.15m) x 10'11 (3.33m)
Shower Room	5'3 (1.59m) x 10' (3.05m)



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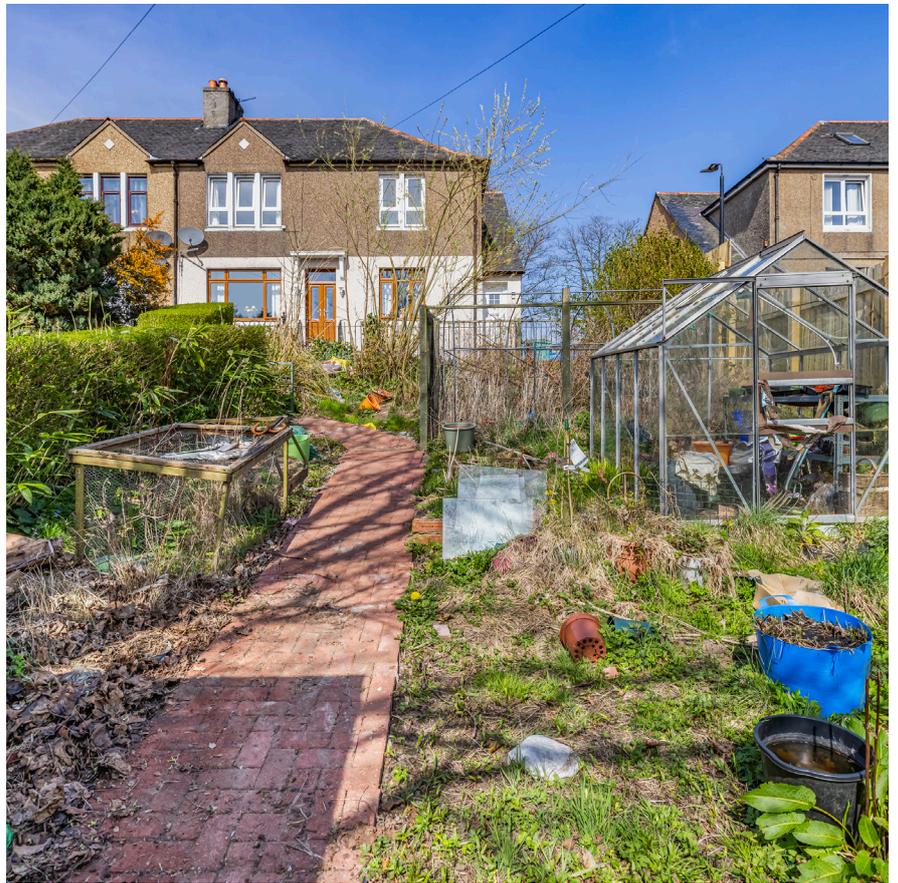


Travel Directions

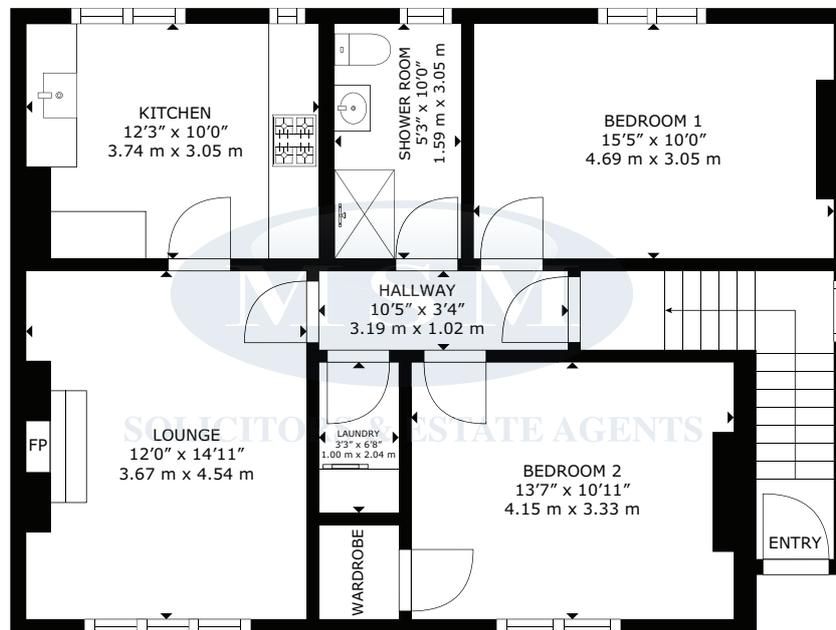
Head north on Crow Road (A739) from MSM Law. Continue on A739 and merge onto the M8 to Edinburgh. Take exit 13 to merge onto the M80 toward Stirling/Kincardine Bridge. Continue on M80, take exit 3 for Moodiesburn/Chryston. At the roundabout, take the 1st exit onto Auchengeich Road. Follow Auchengeich Road, then turn left onto Muckcroft Road. Proceed on Muckcroft Road until you reach Viewfield Cottages. Turn into Viewfield Cottages; number 22 will be on your left.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN: 883 sq. ft., 82 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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