



SOLICITORS & ESTATE AGENTS



Detached House
55 Bridgend Crescent, Moodiesburn, Glasgow G69 0JG
Offers Over £265,000



VIEWING

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

Description

This well-proportioned three-bedroom detached house forms part of a modern residential development built by Bellway Homes and offers spacious, flexible accommodation over two levels. The property is well suited to family living, with a choice of reception rooms, private outdoor space, off-street parking and convenient access to nearby amenities and transport links.

On the ground floor, the accommodation comprises a welcoming entrance hallway providing access to the principal apartments. The main lounge offers a comfortable space for everyday relaxation, while a separate sitting room provides additional flexible living accommodation which could also be utilised as a family room, home office or playroom if required. A separate sun room provides ample space for family meals and entertaining, while the kitchen offers practical fitted storage and worktop space. A convenient WC apartment completes the ground-floor accommodation.

The first floor is accessed via the central landing and provides three well-proportioned bedrooms. Bedroom one benefits from its own en-suite shower room, while bedrooms two and three provide comfortable additional accommodation suitable for family members, guests or home working. A family bathroom with WC serves the remaining bedrooms.

The property benefits from uPVC tilt-and-turn double-glazed windows, comprising a mixture of original and replacement units, together with uPVC glazed external doors. Heating and hot water are provided by a gas-fired central heating system with radiators and a combination boiler located within the utility area.

Externally, the property enjoys outdoor areas to the front, rear and side, incorporating a combination of paved areas and decorative stone chips. A private driveway provides off-street parking, while timber fencing defines the boundaries and offers a degree of privacy to the garden areas.

Situated within an established modern residential area, the property is conveniently positioned for access to nearby shops, services and everyday amenities. The surrounding area is well served by road and public transport connections, providing straightforward access to neighbouring districts and Glasgow city centre.

EPC Rating

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Measurements

Lounge	13'8" x 23'6" 4.17 m x 7.16 m
Sitting Room	8'2" x 16'8" 2.50 m x 5.08 m
Kitchen	12'1" x 7'0" 3.67 m x 2.13 m
Utility	4'7" x 6'1" 1.39 m x 1.84 m
Sun Room	10'4" x 13'2" 3.14 m x 4.01 m
Bedroom 1	9'10" x 11'2" 3.00 m x 3.40 m
En-suite	5'7" x 6'11" 1.70 m x 2.11 m
Bedroom 2	11'1" x 9'5" 3.37 m x 2.88 m
Bedroom 3	8'8" x 9'5" 2.64 m x 2.88 m
Bathroom	6'1" x 6'11" 1.87 m x 2.11 m



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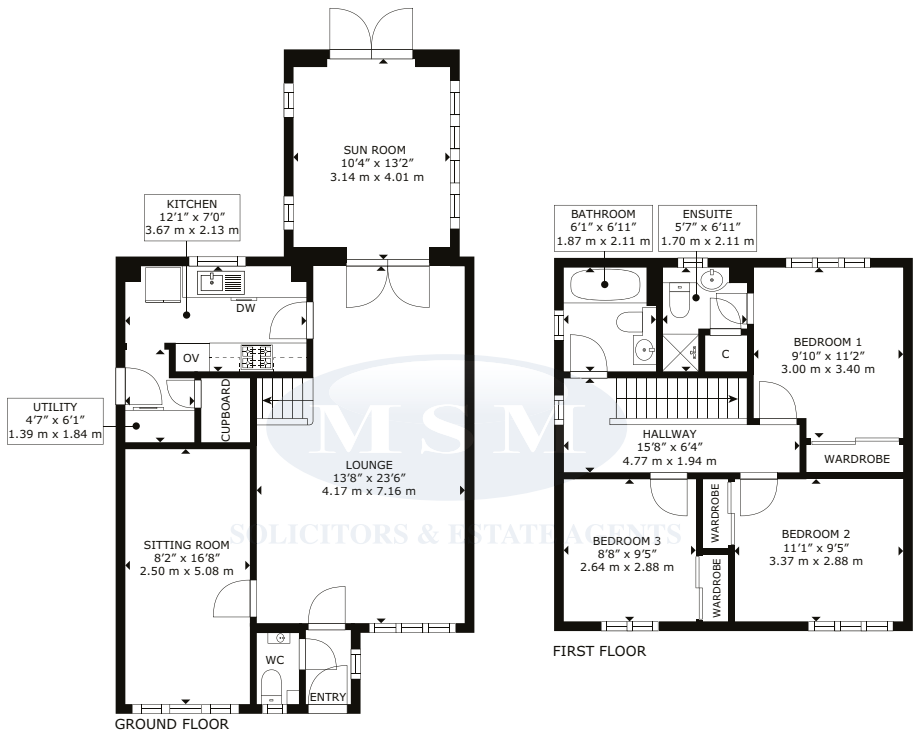
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head north on Crow Road and turn right onto Great Western Road (A82). Continue towards the city centre and join the M8 motorway eastbound, following signs for Edinburgh, before taking the exit for the M80 towards Stirling. Continue on the M80 and take the exit for Moodiesburn/Chryston, following signs towards Moodiesburn. Proceed through the local road network and turn into Bridgend Crescent, where number 55 can be found within the residential development.

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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
GROUND FLOOR: 754 sq. ft, 70 m², FIRST FLOOR: 528 sq. ft, 49 m²
TOTAL AREA : 1,282 sq. ft, 119 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.

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