

# Fred.

ESTATE AGENTS



**38 Blairdenan Avenue**

Glasgow

**Offers over £134,995**







Situated within a quiet residential cul-de-sac within the town of Moodiesburn and providing spacious accommodation, lies this rarely available two bedroom semi detached bungalow.

The property comprises of a carpeted entrance hallway, a front facing bright and airy lounge with bay style window allowing for plenty of natural daylight and a spacious kitchen with fitted wall and floor mounted units. There are also two good size bedrooms, both of which have storage space, with the master located to the rear of the property. The bathroom is finished in the form of a wet room consisting of back to wall sink/WC combination unit and mixer shower with wet wall panelling.

The property also benefits from an integral garage and a sun room overlooking the generous sized rear garden. There is also double glazing windows, gas central heating and slabbed driveway. The property would benefit from a degree of modernisation.

Blairdenan Avenue occupies a quiet cul-de-sac setting and is regarded as one of Moodiesburns most sought after locations. Moodiesburn offers excellent schooling at both primary and secondary level. It is also well suited for the commuter with convenient access to public transport as well as nearby motorway links.

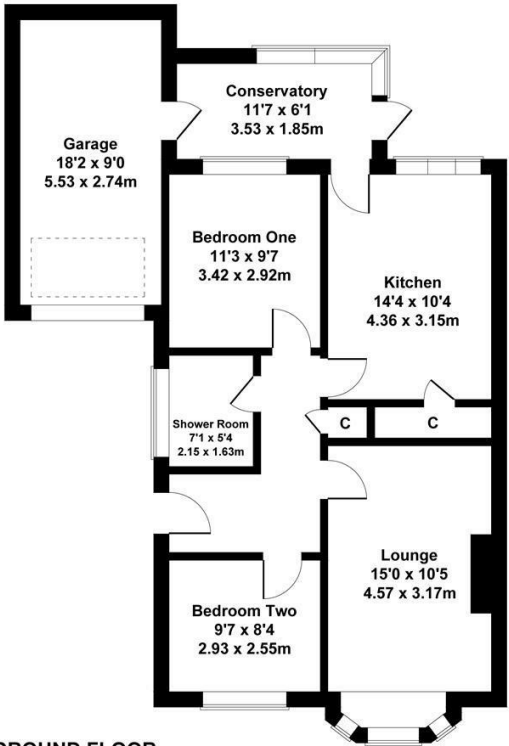
Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

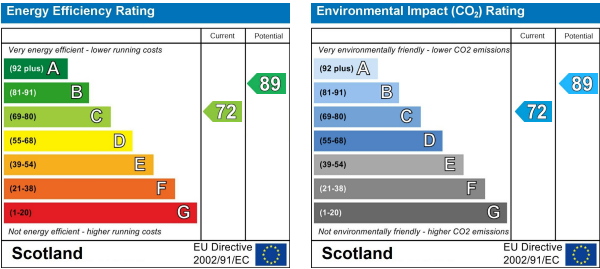
38 Blairdenan Avenue, Glasgow G69 0JT  
Approximate Gross Internal Area  
947 sq ft - 88 sq m

This floor plan is for guidance only and is not drawn to scale.  
LV Productions luca@lvproductions.co.uk



GROUND FLOOR

Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA  
01698 305618 | info@fredestateagents.co.uk