



**MOODIESBURN**

**9 ST IVES ROAD**

**F/P £175,000**

*Seldom available 3 bedroom semi-detached family home in sought-after area*

Desirable area - Close to local schooling - Gardens, driveway & garage - Rarely available family home - EER D



- Seldom available family home
- Sought-after area
- Private gardens, garage & driveway
- Close to local schooling
- Excellent commuting
- Spacious interior
- Opportunity to add value
- Energy efficiency rating D

Situated on popular St Ives Road in Moodiesburn close to local schooling, is this **three bedroom semi detached family home**. These properties rarely come onto the open market and this one has been in the same ownership for several decades, so buyers in the market for a family home are advised to move quickly to secure a viewing and avoid disappointment. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large lounge, fitted dining kitchen, three bedrooms, and a shower room. Externally there are private landscaped front and rear gardens, a driveway to the side, and a detached garage. The full property details and home report can be accessed on the Kelvin Valley website.



### Lounge

Spacious lounge with picture window formation to the front allowing plenty of light into the room. Contemporary décor and laminate flooring. The fire and surround are included in the sale. Plenty of space for furniture in this bright and well-proportioned room.



### Dining Kitchen

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob and extractor hood. The washing machine, dishwasher and fridge/freezer are included. Ample space for a dining table and chairs. Windows to the rear and a back door accessing the gardens



### Shower Room

Modern shower room, upgraded in recent times with a shower in cabinet, wash hand basin in vanity unit, and a W.C. There is a textured glass window to the rear and wet wall panels to the walls. An attractive and contemporary shower room.



### Bedroom 1

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the front. Carpeted floor area.

### Bedroom 2

Large double bedroom, this time to the rear. Plenty of space for furniture. Triple window overlooking the back garden area.

### Bedroom 3

Single bedroom to the front with carpeted floor area and fitted storage. Tastefully decorated as a child's bedroom. Could also be used as a home office.

### Gardens, Garage & Driveway

Landscaped gardens to both front and rear. The rear garden is tiered into two sections, with the patio at the back door boasting artificial grass and a seating area. Driveway to the side leading to the garage. External security lights and an outside tap.

### Heating & Glazing

Gas central heating & double glazing.

### Sales Information

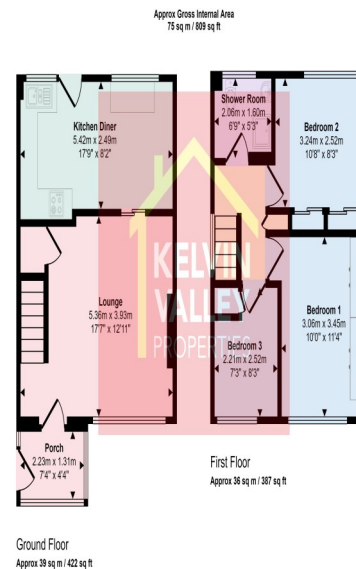
All fixtures & fittings included.

### Property Summary

A seldom available family home in a sought-after area close to local schooling. Excellent commuting from this location due to its proximity to both M80 and M73 motorways. Ideal for a family buyer—don't miss this one! Early viewing is advised to avoid disappointment.

### Area Summary

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!



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](http://www.tpos.co.uk)

### Viewings

By appointment only  
through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2474



Post Code for Sat Nav

G69 0PE