6 Birch Road, Moodiesburn, Glasgow, G69 0DA
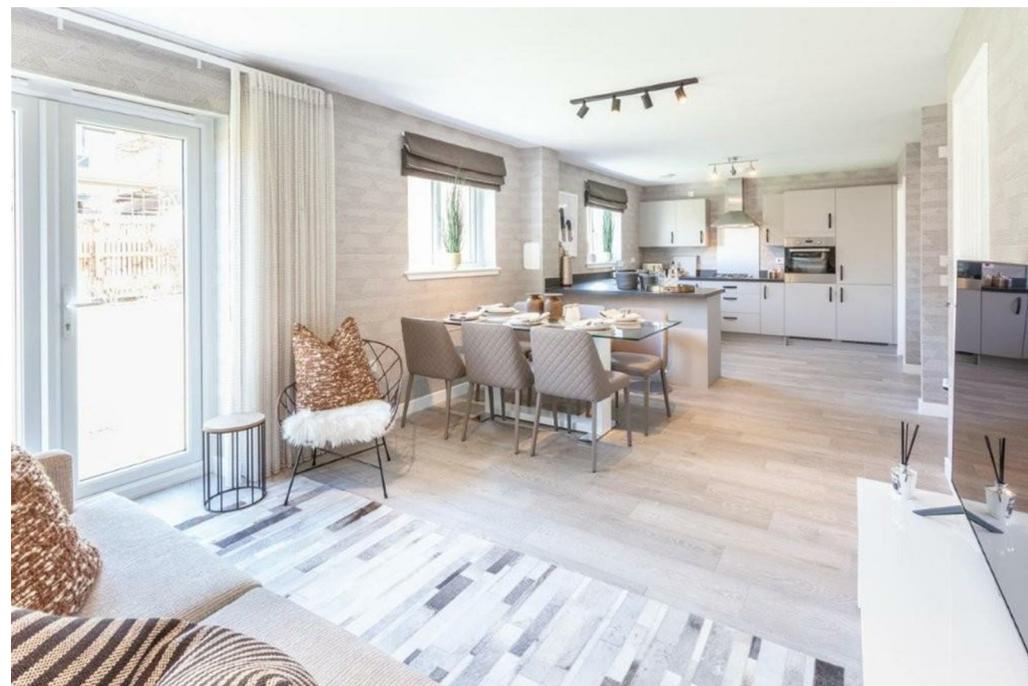
Fixed Asking Price £415,000

- Luxury Miller Home
- Part Exchange Available
- Rear Garden Turfed/Fencing
- EER -

- "The Limewood"
- Up-Graded Kitchen with Integrated Appliances
- Desirable Residential Development

- 4 Bedroom Detached Property
- All Flooring/Curtains/Blinds/Light Fittings
- Close to Local Amenities & Transportation Links

6 Birch Road, Glasgow G69 0DA

Luxury Miller Home - "The Limewood", offers excellent family accommodation over two levels. Part Exchange may be considered. This home has been finished to an exceptional standard throughout making early viewing imperative. A number of added extras will be included in the sale ie. all flooring, curtains/blinds, integrated kitchen appliances and turfed rear garden. For further information and to arrange a viewing please do not hesitate to contact the office.

4   null   null   Council Tax Band:

This luxury Miller Home offers tremendous family accommodation suitable for the rigours of family living. This home is available with an exceptional package of upgrades and added extras. Located within this popular, family-friendly development- perfectly placed for the modern family, early viewing is advised. Part Exchange may be considered

With excellent transport links and easy access to local amenities, Stoneyetts Village offers the ideal balance of convenience and community. This four bedroom (2 with ensuite) "Limewood" detached property is available to view, call to make your appointment today.

Room Dimensions
Entrance Hallway
Lounge - 5.27m x 3.66m
Kitchen - 3.44m x 3.76m
Family/Dining - 5.14m x 3.44m
Downstairs w/c - 1.80m x 1.26m
Utility Room - 1.96m x 1.63m

Master Bedroom- 4.15m x 3.66m
Ensuite 1 - 2.20m x 1.64m
Bedroom 2 - 3.75mx 3.45m
Ensuite 2 - 2.94m x 1.50m
Bedroom 3 - 3.38m x 2.94m
Bedroom 4 -3.49m x 2.94m
Bathroom - 2.72m x 1.97m

Location
Stoneyetts Village offers a real sense of community with the countryside close at hand and plenty of green open spaces ideal for dog walking, running and cycling. Benefitting from exceptional connectivity with four major motorways close by, it is an outstanding location for fast road access to Glasgow city centre, Lanarkshire, Edinburgh and Stirling. Local buses provide frequent services to Falkirk or Glasgow, and trains between Edinburgh and Glasgow Queen Street stop at Gartcosh, three miles south of the development.
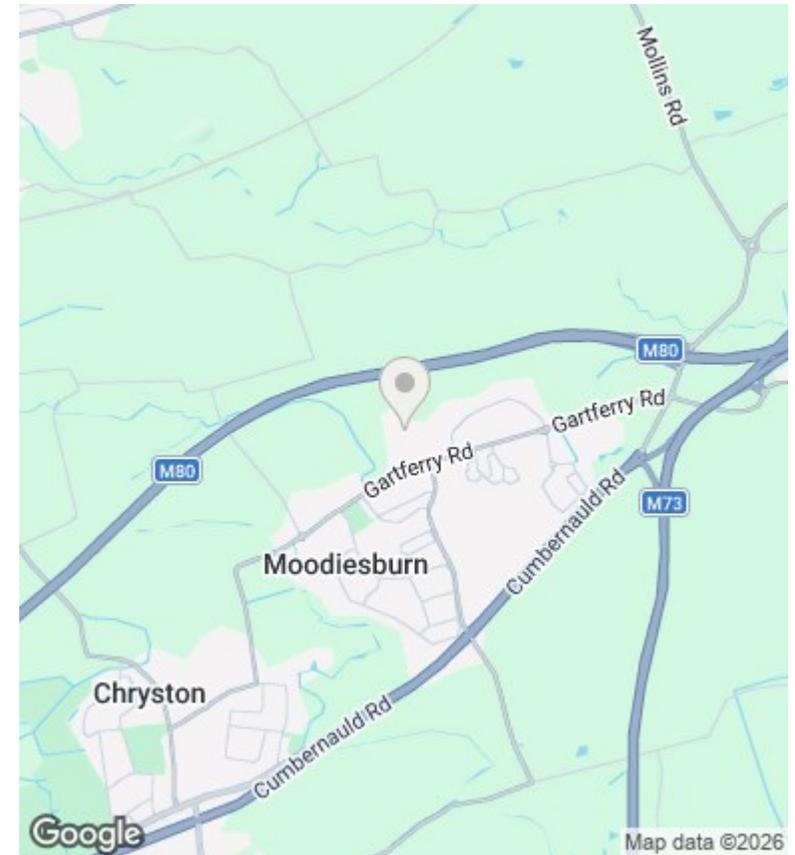
Stoneyetts Village is close to local shops, including a Co-op supermarket, a convenience store, a pharmacy, a dental surgery, a pub and hot food takeaways. Half a mile away is a further selection of shops with convenience stores and a post office, alongside a medical centre, open on weekday mornings, that is part of the Glenboig Practice, based two and a half miles away. Larger retail offerings, such as The Glasgow Fort Shopping Centre, is only a 15-minute car journey.

There are a number of highly rated primary and secondary schools in Moodiesburn and the neighbouring suburbs of Kirkintilloch and Lenzie. These, as well as the family-friendly local community, make it an ideal place to settle down for those with children.

Commuting to Glasgow for work is easy via car or public transport. Outside of work and school, there are plenty of green spaces and leisure activities for you to enjoy, ranging from woodland walks along the Bothlin Burn to the expanse of nearby Drumpellier Country Park. There is a choice of golf courses in easy reach, and other leisure amenities in easy reach include the Vue cinema at Glasgow Fort, and Cumbernauld Theatre, complementing the world-class cultural attractions and live music venues of Glasgow.

Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Scotland   EU Directive 2002/91/EC