



2 Elder Drive, Moodiesburn, Glasgow, G69 0FB

Offers Over £255,000

- Stunning Three Bedroom Semi-Detached
- Bright Lounge with French Doors To Rear
- Generous Private Parking (3 Spaces)
- EER - B
- Fabulous Position with Spectacular Views
- Adequate Storage Throughout
- Landscaped Enclosed Rear Garden
- High Specification & Quality Finish Throughout
- Additional Downstairs w/c
- Close To Local Amenities, Schooling & Motorway Networks

2 Elder Drive, Glasgow G69 0FB

Welcome to this charming 3 bedroom, semi-detached house located on Elder Drive within the popular Moodiesburn Area. This property boasts a modern design and ample space for comfortable living.

Don't miss the opportunity to make this house your home. With its convenient location, modern amenities, and ample space, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home. EER - B



Council Tax Band: D



This luxury home offers family accommodation suitable for the rigours of family living. Located within this popular, family-friendly development-perfectly placed for the modern family, early viewing is strongly advised. A beautifully presented semi-detached 3 bedroom home, enjoying lovely open aspects to the rear of the property. This home offers spacious accommodation that will appeal to a wide range prospective buyers.

The immaculately presented accommodation comprises welcoming entrance hallway with convenient WC/cloakroom, rear facing lounge/dining area with French doors to the west-facing landscaped gardens, storage cupboard and delightful décor. The front-facing and well equipped kitchen has a good range of floor and wall mounted units, integrated oven, gas hob, hood, washing machine and dishwasher. The upstairs has 3 double bedrooms, master with storage. Completing the accommodation is the three piece family bathroom suite. Further benefits include GCH & DG.

Externally the current owners have invested in creating an idyllic haven for relaxing and/or entertaining. The fully enclosed, pristine landscaped garden is not encroached to the rear allowing open views towards the spectacular surrounding countryside. The home also benefits from tremendous, 3 space, private parking bay with EV charging point.

With excellent transport links and easy access to local amenities, Stoneyetts Village offers the ideal balance of convenience and community. This three bedroom semi-detached property is available to view, call to make your appointment today.

Room Dimensions

Entrance Hallway

Lounge/Dining Area - 4.57m x 4.05m

Kitchen - 2.80m x 2.44m

Downstairs w/c - 2.37m x 1.15m

Master Bedroom - 4.55m x 2.73m

Bedroom 2 - 3.33m x 2.56m

Bedroom 3 - 3.33m x 1.92m

Bathroom - 2.06m x 1.65m

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.

Home Report Available On Request

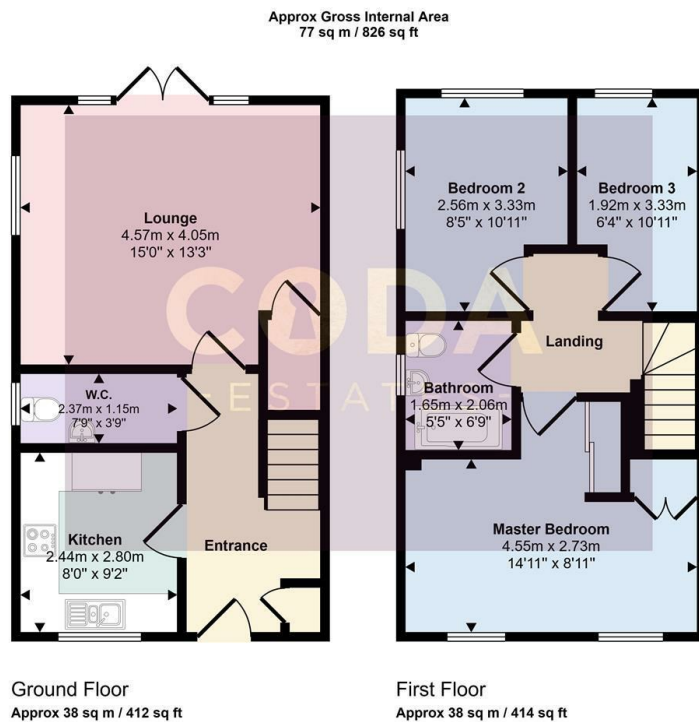
EER - B

Viewings Strictly By Appointment

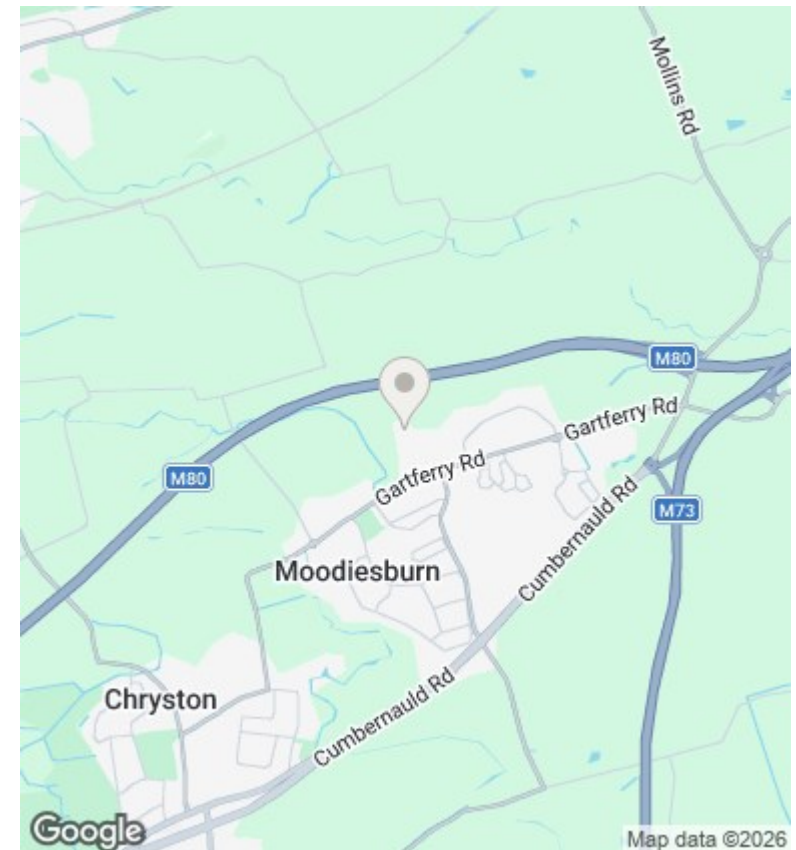
CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	