



169 Elder Drive, Moodiesburn, Glasgow, G69 0DQ

Offers In Excess Of £400,000

- Luxury Family Home - "The Elmford" by Miller Homes
- Open Plan Dining Kitchen with French Doors
- Extensive Driveway
- EER - B
- 5 Bedrooms - 2 with Ensuites
- Utility Room & W/C
- Professionally Landscaped, South Facing Rear Garden
- Exceptional Formal Lounge & Family/TV Room
- Adequate Storage Throughout & Solar Panels
- Close to Local Amenities & Transportation Links

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"The Elmford- Home Report Value £440K" - enjoys an enviable location within this sought after residential Miller Homes development. The current owners have professionally converted the original double currently the most magnificent drawing room/formal lounge. The detached villa offers substantial, contemporary accommodation perfect for modern family living. Properties of this high specification and design are rare and early viewing will be imperative. EER - B



Council Tax Band: F



"The Elmford"- Miller Home, is a substantial family home, epitomising contemporary living at its finest. Meticulous planning, considerable imagination and acute attention to detail has created one of the most distinguished homes to be found within this prestigious development. Accommodation is over 2 levels offering flexibility to individual family requirements.

The current owners converted the original integral garage into a most magnificent drawing/formal lounge providing additional and opulent living space seldom available in a family home. Accommodation comprises welcoming reception hallway, the forementioned drawing room (complete with attractive media wall display), the separate tv/family room with double doors leading to the wonderful open plan dining/kitchen area with French doors to the rear garden and which houses a selection of quality integrated appliances. The useful utility room and downstairs w/c flow from the kitchen.

On the upper level you will find five generous bedrooms including the stunning master suite with dressing room and stylish ensuite shower room. Bedroom 2 also boast a spacious ensuite. All bedrooms are immaculately maintained and presented with Bedroom 5 currently used as a home office. The contemporary family bathroom completes the home.

It should be noted that the current owners have lovingly up-graded and finished the home to the highest specification both inside and out, making early viewing imperative.

The home is further enhanced by gas central heating, PVC double glazed window frames, extensive driveway and fully enclosed south facing rear garden, ideal for relaxing and/or entertaining. The favoured position of the home within the development provides a degree of privacy with no houses immediately behind and a partial open out look to the wooded nature walk to the front.

Room Dimensions
Entrance Hallway

Formal Lounge - 5.97m x 5.00m
Family Room - 5.84m x 3.39m
Dining Kitchen - 8.44m x 2.99m
Utility Room - 2.14m x 1.80m
w/c - 2.13m x 1.09m

Master Bedroom - 3.94m x 3.39m
Ensuite - 2.32m x 1.19m
Bedroom 2/Guest Room - 5.17m x 2.54m
Ensuite - 2.00m x 1.84m
Bedroom 3 - 3.38m x 3.15m
Bedroom 4 - 3.03m x 2.81m
Bedroom 5 - 3.11m x 2.00m
House Bathroom - 2.02m x 2.01m

Location

The property is situated within a sought after residential location on the periphery of Moodiesburn, conveniently placed for a variety of local amenities including shops and schooling. In addition to this, there are excellent road links giving easy access to Glasgow City Centre and the central belt motorway network beyond.

A new retail park is also planned for the area.

Home Report Available on Request

EER - B

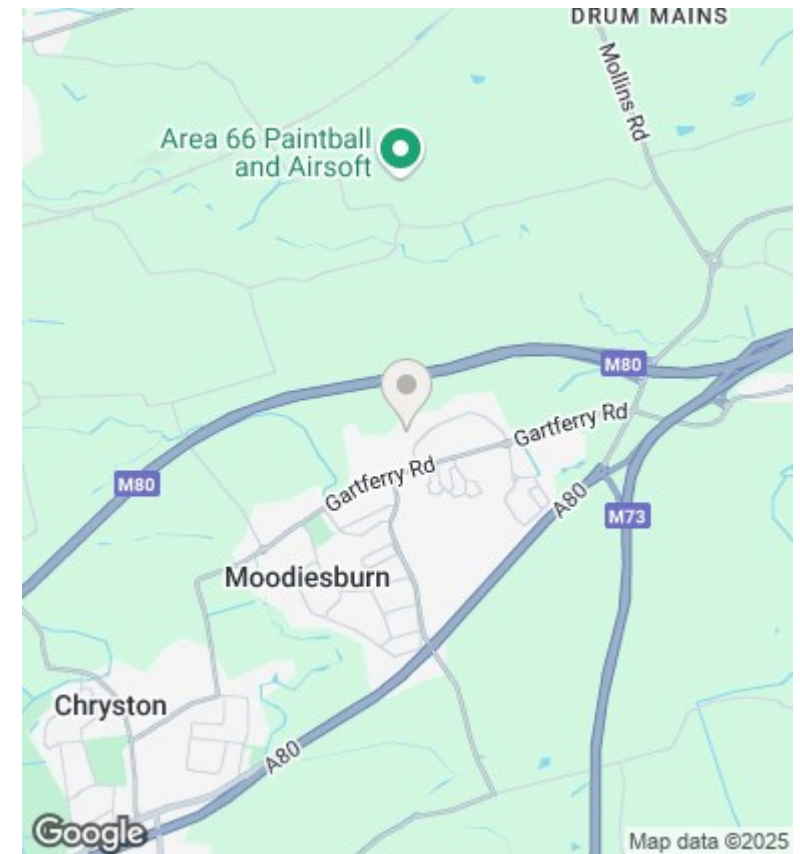
Council Tax Band -

Viewings Strictly by Appointment.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A		88	88
(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		