

FREEHOLD



House - Detached (EPC Rating: B)

104 ELDER DRIVE, MOODIESBURN, GLASGOW, G69 0FB

Offers over

£299,995

FEATURES

- Detached house, built 2023
- Modern kitchen with utility
- Landscaped enclosed garden
- Located in Moodiesburn
- Master en-suite bathroom
- Integral garage included
- Mono bloc driveway
- Close to local amenities



**SWEET
HOME**



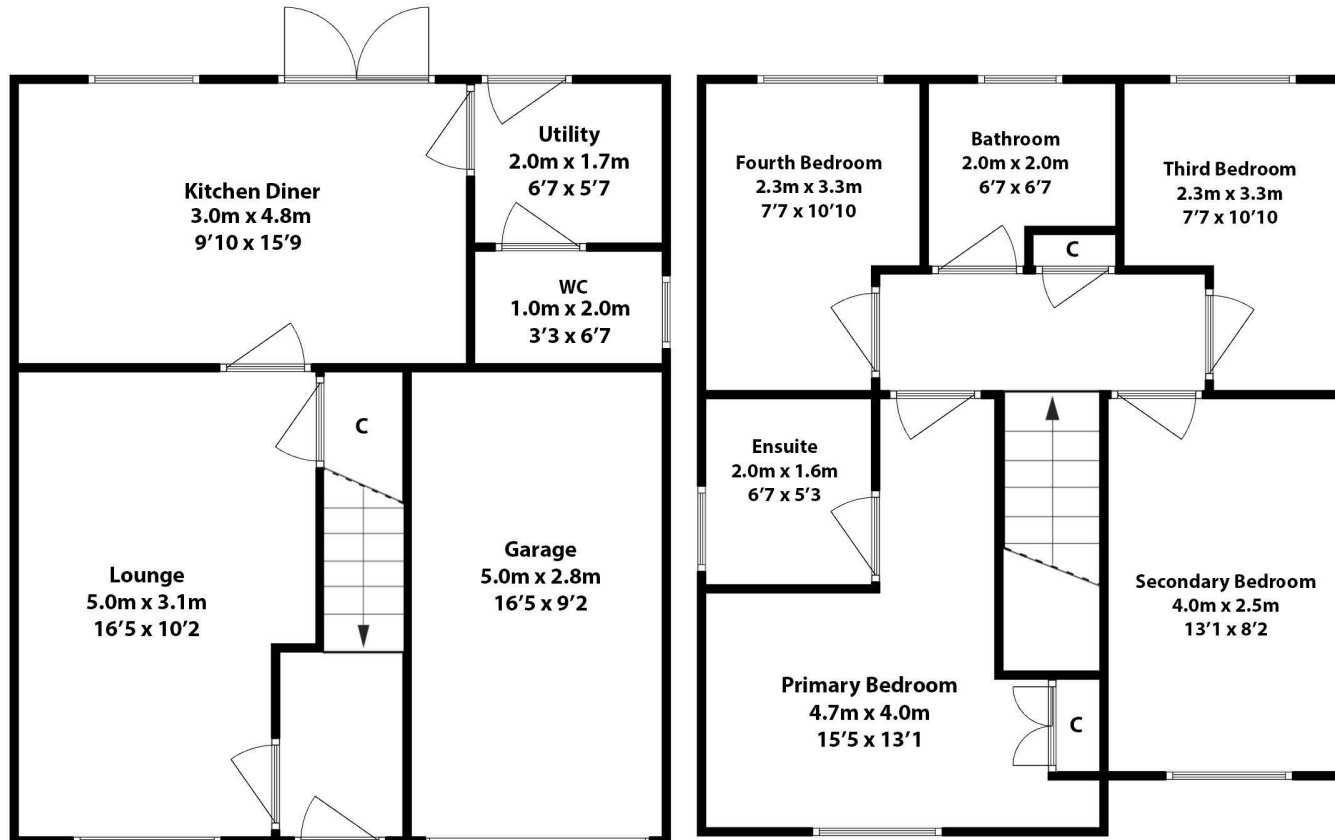
4 Bedroom House - Detached located in Glasgow

***** Motivated Seller No Onward Purchase*****

Caroline Morrison of Sweet Home Scotland is proud to bring to the market this modern 4 bedroom detached Villa. Nestled in the charming area of Moodiesburn, Glasgow, this stunning property on Elder Drive offers a perfect blend of modern living and comfort. Built in 2023, the property boasts a generous 1,023 square feet of well-designed space, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with family. The house features four well-proportioned bedrooms, providing ample space for relaxation and privacy. Each bedroom is designed to maximise natural light, creating a warm and inviting atmosphere.

The property also includes three modern bathrooms, ensuring convenience for all residents and guests. The contemporary design and high-quality finishes throughout the home reflect a commitment to comfort and style, upgraded floor coverings, blinds light fittings and white goods are included in the sale.



Call us on

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<https://sweet-home.co.uk/>

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

