



**MOODIESBURN**

**30 BALLAYNE DRIVE**

**F/p £199,000**

*Attractive 3 bed semi detached villa on a substantial plot with lovely interior*

Modern family home - Large plot with substantial gardens - Solar panels - Monoblock driveway - EER D



- Well-presented 3 bed on a large plot
- Beautiful mature gardens
- Solar panels with cheaper electricity
- Monoblock driveway
- Excellent location for commuting
- Attractive interior
- Gas central heating & double glazing
- Energy efficiency rating D

Situated on a very generous plot with substantial gardens, is this **attractive 3 bedroom semi detached villa** set within the quiet Ballayne Drive cul-de-sac in Moodiesburn. Benefiting from solar panels as well as an attractive interior and stunning views to the rear, this affordable and well-presented property could be ideal for a wide range of different buyers. Internally, the property boasts a lovely lounge, fitted kitchen, three bedrooms and a fitted bathroom with a shower over the bath. Externally there is a driveway and substantial mature gardens. The full property details and home report can be accessed on the Kelvin Valley website.



## LOUNGE

Spacious and attractive lounge with plenty of space for furniture. Attractive fireplace and large window formation to the front allowing plenty of light into the room. Carpeted floor area and lovely warm décor with feature wall.



## KITCHEN/ DINING AREA

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Other appliances available by negotiation. French doors leading out into the rear garden from here. Ample space for a table and chairs.



## BEDROOM 1

Well-proportioned double bedroom with fitted wardrobes and a separate fitted cupboard. Double window to the front. Ample space for furniture. Light neutral décor.



## ENTRANCE

From the cul-de-sac the private driveway/path lead to the front door, then entrance hallway.

## KITCHEN / DINING

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Other appliances available by negotiation. French doors leading out into the rear garden from here. Ample space for a table and chairs.

## BEDROOM 1

Well-proportioned double bedroom with fitted wardrobes and carpeted floor area. Windows to the front. Ample space for furniture.

## BEDROOM 2

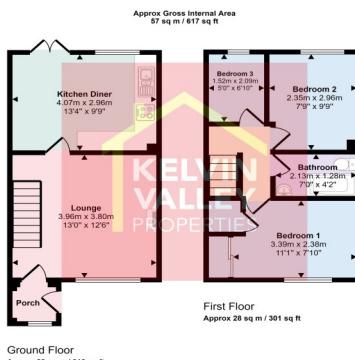
Further double bedroom, this time to the rear. Laminate flooring. Stunning views towards the Campsie Hills to the rear, from the property's elevated position.

## BEDROOM 3

Single bedroom with laminate flooring and window to the rear with great views. Could also be used as a home office if required.

## BATHROOM

Fitted bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. the bath. Tiled floor and walls. Textured glass window to the side.



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.

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Viewings  
By appointment only through Kelvin Valley Properties

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## GARDENS & DRIVEWAY

Private garden areas to front, side and rear. Substantial garden to the rear, with shed and summerhouse included. Monoblock driveway.

## SALES INFORMATION

Floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A spacious three bedroom semi-detached villa on a much larger than usual plot, benefitting from solar panels and an attractive interior. Early viewing is advised to avoid disappointment.

## AREA DETAILS

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 in all directions.



**Post Code for Sat Nav**

**G69 0QB**