

4 Dryburgh Walk Moodiesburn



4 Dryburgh Walk Moodiesburn, G69 0HH

- Lounge ■
- Dining room ■
- Kitchen ■
- Bedroom ■



A particularly attractive Wimpey built semi-detached villa, very well positioned in an admired modern development.

The property has been much improved in recent years, resulting in a home in true walk in condition. There is solid oak flooring in the lounge and dining room. The generous size gardens are fully enclosed to the rear of the house. The heating system was recently modernised with an upgraded boiler.

Accommodation comprises reception hallway which leads through to the lounge. The lounge is a most inviting reception room, with outlook onto the front gardens. The dining room is open plan to the lounge, which provides ample space for dining table and chairs with French doors leading out onto the rear gardens. The modern fitted kitchen displays a range of contemporary units with contrasting worktops. There is a full complement of appliances in the kitchen which the vendor is considering including in the sale price. An outer door in the kitchen leads out onto the rear gardens.

The upper level leads to three bedrooms and a family bathroom with three piece white suite with fitted shower. There is a partially floored attic, with access hatch in the upper landing.

Gas fired central heating system with relatively new combi boiler, wall mounted in the kitchen. Double glazed windows.

The monoblocked driveway provides ample parking for two vehicles. The house is set on an excellent plot, not overlooked to the front and rear. The more substantial rear garden comprises a well prepared lawn with mature, colourful herbaceous border and patio areas. The garden is secure for children and dogs and is screened from neighbouring properties by fencing, thereby offering a high degree of privacy.

Dryburgh Walk is located in a much admired Wimpey development of Moodiesburn. Regular bus services on Gartferry Road lead to Glasgow city centre. Both Lenzie and Croy train stations provide a regular service to and from Glasgow Queen Street and Edinburgh Waverley.

TOWN & COUNTRY

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88-90 Kirkintilloch Rd, Lenzie, Glasgow, G66 4LQ

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HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

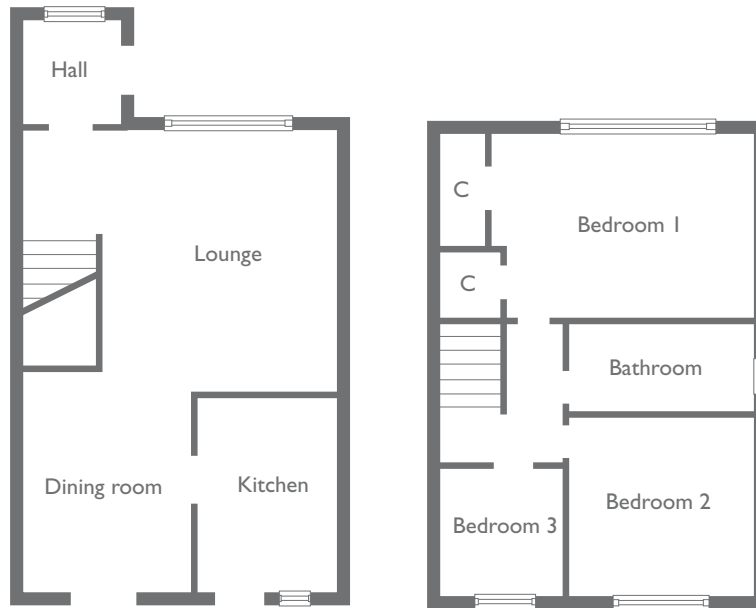
Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm

EPC RATING: Band C



RECEPTION HALLWAY

LOUNGE 4.20m x 4.00m

DINING ROOM 3.19m x 2.30m

FITTED KITCHEN 3.19m x 1.83m

BEDROOM 1 3.65m x 2.48m

BEDROOM 2 3.20m x 2.55m

BEDROOM 3 2.28m x 1.60m

BATHROOM 2.31m x 1.35m



Travel Directions

FOR SAT NAV G69 0HH

On entering Moodiesburn from Chryston on Gartferry Road, take the right hand turning onto Brady Crescent. Drybugh Walk is positioned off Brady Crescent.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.