



**Hogganfield Loch View,  
Hogganfield**

  
Home  
**connexions**  
estate agents EST.2006



LUXURY  

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**HOMES**  

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# FOR YOUR HOME

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Located within a prime location overlooking Hogganfield Loch, are six fabulous and luxurious, pristine three bedroom semi detached homes, which will appeal to a wide range of buyers and only available in this limited number. All of the property boast private monobloc driveway parking and landscaped gardens, set within walking distance to a host of local amenities, commuting links and great local schools.

\*\*\* Truly Walk In Condition - All the buyers will have to do is simply bring their furniture and belongings \*\*\*

These semi-detached homes are formed over two spacious floors offering flexible family living, finished to an exemplary standard, incorporating the very highest of quality fixtures and fittings throughout. The properties will benefit from beautiful two tone rear finish to the front benefiting from an abundance of natural light throughout the day and boasting top range fixtures and finishings throughout.

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## KEY FEATURE

### External;

- \* Full monobloc driveways leading up the gable end joining into the rear patio with decorative chips either side of the path.
  - \* Outside tap & Car Charger (Connected)
- \* Rear Garden - Choice Of Grass or Astro Turf (30mm or more) Fitted To Fence Line
  - \* Roof Mounted Solar Panels
  - \* House Number On Each Door

### Internal;

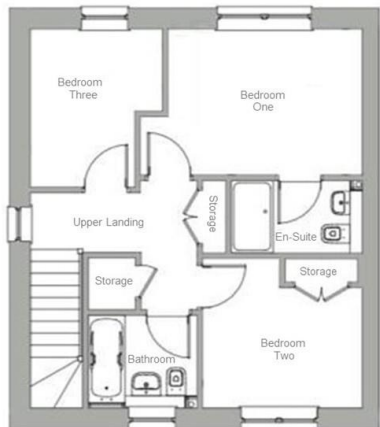
- \* Flooring Package- Luxury Flooring In Hallway Through To Kitchen, Tiled Bathroom Floors (Choice of Carpet or Luxury Flooring For The Lounge & Bedrooms)
  - \* Covings In Hallway, Lounge & Master Bedroom
  - \* Choice Of White, Light Grey or Magnolia Paint To The Walls
- \* Three Bathrooms - Lower Level Shower Room, Master En-Suite & Main Upper Level Bathroom (Half Height Tiling In Bathroom & Fully Around Shower Cubicle)
  - Two Double USB Sockets In The Lounge, Kitchen / One Double USB Socket In Each Of The Bedrooms
  - Grey Radiators/tall boys – Hall, Lounge & Kitchen

## Floorplan



Lounge: 13'2" x 10'11"  
Kitchen Dining: 20'07" x 10'07"  
Shower Room: 6'01" x 5'07"

Total Floor Area: 92.8 Sq Mtrs



Bedroom One: 13'12" x 9'11" En-Suite: 8'03" x 4'08"  
Bedroom Two: 10'01" x 9'06"  
Bedroom Three: 10'05" x 8'10"  
Bathroom: 6'10" x 5'11"



SPACIOUS

# LOUNGE

MAXIMISING NATURAL LIGHT

Excellent entertaining & relaxing space perfect for all the family, whilst maximising the floods of natural light gained through large front facing windows.

# LUXURY DESIGNER KITCHEN

Fantastic open plan Kitchen Dining Room, fitted with a range of high quality luxury integrated appliance along with a great range of wall and floor mounted units, complimentary work-tops and splash backs.

Options for upgraded to fixtures and finishings on offer don't delay.

\*\* Subject to stage of purchase & built



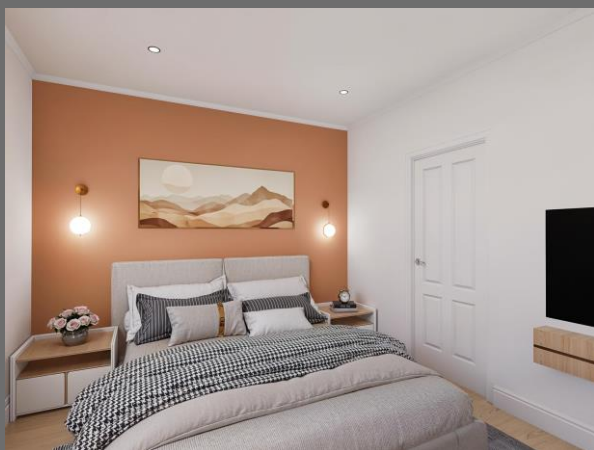


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TURN YOUR HOME INTO  
**DREAM HOME**

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With a range of luxury bathroom fixtures and finishings on offer don't forget to ensure this becomes a key addition to your Dream Home.



# SURROUNDING FACILITIES

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Hogganfield Loch, which lies within the 48-hectare Hogganfield Park, is deservedly popular with walkers, cyclists and, most particularly, bird watchers. The Loch is part of the wider Seven Lochs Wetland Park and is one of Glasgow's most important sites for migratory and overwintering water birds including the Great Crested Grebe, Whooper Swan and Goldeneye Duck.

If you want a walk with a purpose, Lethamhill Golf Club lies just to the south of Hogganfield Loch, and for keen cyclists, the Seven Lochs and Canal Loop offers a variety of routes to suit every age and ability – including the 8km Seven Lochs path that winds its way through the nature reserve. And for more gentle pursuits, Glasgow Fort is also close by with its range of shops, restaurants and state-of-the-art cinema.

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## SITE LOCATION

Set within this exciting & limited development, these properties enjoy a prime location to the north-east of cosmopolitan Glasgow city centre, boasting easy access to great local amenities and retail opportunities, as well as leisure and sporting facilities.

The area of Hogganfield will definitely appeal to a wide range of buyers to include first time buyers, professionals and families. The surrounding area further benefits from excellent transport links in the area, with the M8 and M80 motorways both reached within a few minutes drive.

The neighbouring area of Robroyston offers easy access to train links with park and ride facility located within one mile from development. Regular bus services are also readily available.