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Netherblane
Blanefield
G63 9JW

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Offers Over £200,000

This spacious 2 bedroom Top (2nd) Floor Flat is situated in an established location and is in really nice condition throughout with a lovely modern interior.

This particular building is in a very private setting and has lovely open views to the front as well as two private balconies at the rear accessed from the bedrooms.

The building has a render exterior and is accessed via security controlled front door with stairs leading to all levels. At the front there are pavements and well tended lawned areas and adjacent to this is an area leading to the garages with this apartment having the garage furthest on the right and is the one which is accessed via new garage door.

Netherblane has some beautiful communal areas including large lawns, mature trees and the development is noted for its delightful setting amidst extensive resident gardens that include the Blane Burn running into, and out of, its own private lochan which is a delightful spot around which is a lovely wooded walk, with seating.

Internally this apartment has a bright and spacious interior which has been upgraded over the years and is in excellent condition comprising modern shower rooms, lovely kitchen, fresh decoration and excellent storage.



**Home Report Valuation
£210,000**

Council Tax Band E

EPC Rating G



The accommodation comprises, hallway with storage, large and bright main lounge which has a picture window to the front which affords a lovely elevated outlook over the development. Adjacent to this is a large dining area with ample space for large table and also a window to the front with excellent view,



The kitchen is finished with a range of modern floor and wall units with integrated appliances, ample worktop surface area, cleverly build breakfast bar to the front and has plumbing for washing machine and sink and drainer.

There are three excellent sized bedrooms with two of these having doors opening directly onto a balcony area. The larger bedroom has a modern en suite shower room with shower enclosure, wash hand basin, window to the side and w.c.

The main shower room is lovely and comprises large shower enclosure, wash hand basin and a w.c. Window to the side.



The property further benefits from electric heating and security controlled entry.

Vendor Comments

The apartment has been carefully upgraded and maintained to provide a comfortable, low-maintenance home that can be enjoyed immediately.

It has been used as a fully furnished property, but would also suit a buyer wishing to personalise over time.

The setting is peaceful, with open outlooks, and the balcony is a very natural extension of the living space



TOTAL: 983 sq. ft, 91 m²
 Ground floor: 983 sq. ft, 91 m²
 EXCLUDED AREAS: BALCONY: 88 sq. ft, 8 m², FIREPLACE: 7 sq. ft, 1 m², WALLS: 70 sq. ft, 7 m²

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.flimworx.co.uk>

Location

Blanefield is a popular rural Village offering an easy commute to Milngavie and from there on to Glasgow by both road and rail. Situated to the north of Glasgow it provides easy access to the West Highland Way and Mugdock Country Park as well as other nearby nature walks and cycle paths. The village is well catered for with shops, bars and restaurants and there is a much wider selection in nearby Milngavie.





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