



36 Lochend Road, Gartcosh, Glasgow, G69 8AA

Offers Over £340,000

- *** Attractive Detached Period Property ***
- 4 bedrooms (One with Ensuite)
- Stylish Main Bathroom
- EER - D
- Flexible Accommodation Over Two Levels
- 2 Reception Rooms Plus Substantial Conservatory
- Large Garden Plot, Driveway, Double Garage and Outbuildings
- Tastefully Finished and Presented Throughout
- Contemporary Fitted Dining Kitchen
- Close to Local Amenities

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"Torwood" - This is a fabulous opportunity to purchase this unique period property. Built circa 1900, this substantial detached family home provides flexible accommodation over 2 levels, catering for a variety of family requirements. The current owners have maintained and presented the property to an exceptional standard, with a tasteful and stylish finish. Situated within a large plot with ample off street parking, detached double garage and stores. Early viewing is imperative. EER - D



Council Tax Band: F



Torwood', Lochend Road stands at circa 1800 sqft, situated on a well-proportioned plot. The property is presented to the market in an immaculate condition and offers a unique opportunity for any buyer.

This charming property comprises, bright and airy entrance vestibule, hallway with fantastic high ceilings, lounge with focal fireplace and dual aspect lighting, modern fully fitted kitchen with a range of base and wall mounted units, complementary work surfaces, breakfast bar and tiled brick splash back. Additionally located on the ground level is the formal dining room, which the current owners uses as a further family room, spacious master bedroom with ample integrated wardrobe space, magnificent family bathroom suite with separate walk-in shower and freestanding bath, utility area with door into the rear garden. An extension to the rear creates a wonderful third reception room with modern led lighting and surround-sound. An impressive staircase from the entrance hallway grants access to the upper level which consists of two generous bedrooms (one with en-suite facilities) and a third single bedroom.

The property is further enhanced by a gas fired central heating system and double glazing is installed throughout. The property also benefits from an extensive driveway which allows off street parking for multiple vehicles and access to the large detached double garage. Situated within a private plot the house has sizeable laid lawns, a variety of trees, shrubs plants and bushes, a free standing greenhouse and patio area. There is a detached brick-built double garage and two brick garden stores to the side.

Schooling

Lochend Road lies within the catchment area for Chryston Primary School, St Barbara's Primary School, Chryston High School and Our Ladys High School

Room dimensions

Entrance Vestibule

Reception Hallway

Lounge - 5.03m x 4.45m

Formal Dining Room/Family Room - 4.07m x 3.87m

Kitchen - 4.31m x 2.61m

Utility Area - 2.56m x 1.88m

Master Bedroom - 4.32m x 4.36m

Bathroom - 4.32m x 2.94m

Sun Room - 6.15m x 3.33m

Second Bedroom - 5.37m x 4.30m

Ensuite - 2.85m x 1.63m

Third Bedroom - 5.37m x 4.00m

Fourth Bedroom - 3.12m x 2.21m

Garage - 7.44m x 5.85m

Location

Torwood, Lochend Road is located a short drive from Glasgow Fort shopping centre which provides a wide range of shopping opportunities including a nearby supermarket. The house is within a five minute walk to the local railway station which connects directly to Edinburgh and Glasgow, and a two minute walk to the local primary school.

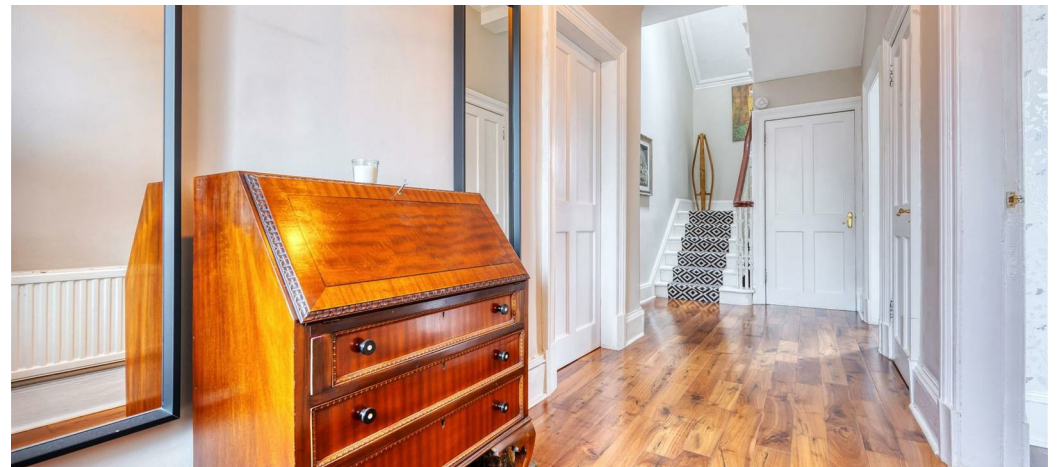
Home Report Available on Request

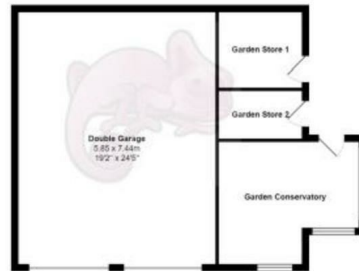
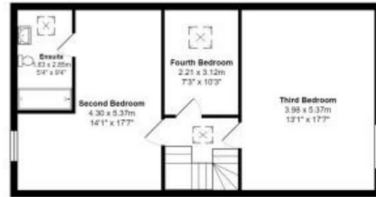
EER - D

Viewings Strictly By Appointment

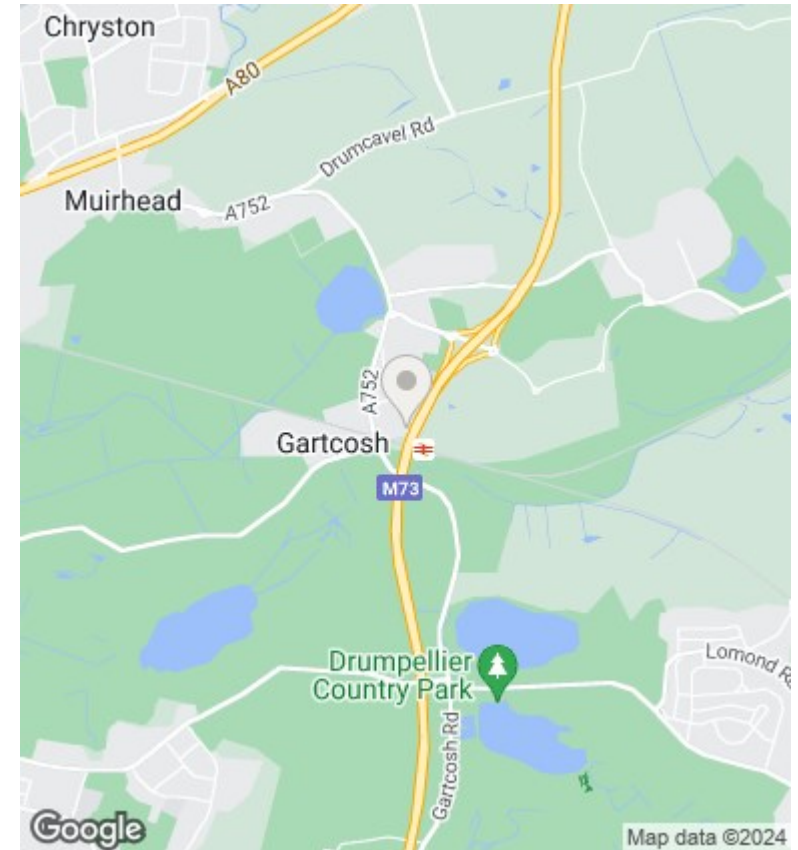
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







36 Lochend Road, Gartcosh



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

F

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC | |