



## 6 Loch Way, Gartloch Village, Gartcosh, G69 8GG

Offers Over £230,000

- Attractive Family Home
- 3 Bedrooms - Master with En-suite
- 2 Bathrooms and Downstairs WC
- Porcelanosa Floor and Wall Tiling
- Close to Gartcosh Station and Motorway
- Desirable Development Ideal for Commuting
- Spacious Open Plan Kitchen Dining
- South Facing Enclosed Garden
- Monobloc Private Driveway
- EER - B

# 6 Loch Way, Gartcosh G69 8GG

This lovely three bedroom semi-detached family home occupies a generous plot within a quiet cul-de-sac in the exclusive development of Gartloch Village. Bright and stylish with neutral décor this lovely home offers spacious family accommodation over two levels.

 3  2  1  B

Council Tax Band: D



The accommodation comprises; welcoming entrance hallway, spacious front facing lounge, convenient downstairs wc, large storage cupboard, and contemporary open plan kitchen dining room with French doors to the rear garden. The fully fitted modern kitchen has integrated appliances and a good sized storage cupboard. The upper accommodation has three bedrooms, master with en-suite shower room with fitted mirror wardrobes. To complete a lovely three piece family bathroom with shower over bath.

Features include gas central heating, double glazing, solar panels, large mono-blocked driveway and ample storage space throughout. The south facing rear garden is private and enclosed. Laid mainly to lawn but with a patio area off the kitchen dining, it offers a tranquil space ideal for young children and pets.

Located off Gartloch Road, this property is well placed for Gartcosh Train Station, primary schools, the Fort retail centre is less than two miles away and the city centre is just over 9 miles by car via the M8 for those who commute.

Home Report Available on Request  
Viewings Strictly By Appointment  
Council Tax: Glasgow City Band D  
EER - B

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



### Directions

### Viewings

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

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



Ground Floor  
Approx 39 sq m / 423 sq ft

First Floor  
Approx 40 sq m / 430 sq ft