



59 Lochinvar Road, Cumbernauld, Glasgow, G67 4AR

Offers Over £144,995

- Wonderful 4 Bedroom Semi-detached Family Home
- Spacious Lounge & Separate Dining Room
- Contemporary Main Bathroom
- EER - D
- Early Viewing Essential
- Fully Fitted Kitchen with a Number of Integrated Appliances
- Fully Enclosed Rear Garden Ground
- Ideal Residential Location
- Additional downstairs w/c
- Close to all Local Amenities & Transportation Links

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This is a wonderful, 4 bedroom semi-detached family property which has been well maintained over many years. Located within a quiet and highly desirable residential pocket, early viewing will be imperative. The spacious and flexible accommodation flows over two levels, offering phenomenal potential for any buyer. Boasting spacious rooms, an additional downstairs w/c, GCH & DG. EER – D



Council Tax Band: B



Rarely available, this four semi-detached bedroom family home is located within a popular and highly desirable area. The property provides spacious and flexible accommodation over two levels. With a recently-refurbished downstairs wc, modern kitchen, separate dining room, spacious bedrooms and a fully enclosed and extended rear garden plot, this is certain to be the perfect house for anyone needing a bit extra space.

Accommodation comprises, welcoming reception hallway, spacious lounge with patio doors leading to the rear garden, a separate formal dining space and a modern family kitchen with a number of base and wall mounted units and a selection of integrated appliances. Completing the downstairs accommodation is the stylish and recently upgraded w/c.

On the upper level you will find 4 bedrooms. The master bedroom and bedroom 2 both benefit from built in wardrobe storage. The further two bedrooms are good sized single rooms with windows overlooking the rear of the property. An attractive house bathroom has been installed, providing vanity storage, over the bath electric shower and decorative towel rail. Externally the garden ground captures the sun for the majority of the day making it a perfect sun trap. The fully enclosed space is ideal for young children and family pets alike as well as providing an outside area for relaxing and/or entertaining, whilst benefitting from a high degree of privacy. The garden also boasts an additional plot to the side of the house, purchased by the previous owner, offering considerably more outdoor space than similar properties in the area.

Room Dimensions

Entrance Hallway - 4.60m x 1.87m

Lounge - 4.47m x 3.55m

Dining Room - 3.65m x 2.65m

Kitchen - 3.54m x 2.63m

w/c - 1.74m x 0.82m

Master Bedroom - 4.95m x 2.42m

Bedroom 2 - 3.46m x 2.91m

Bedroom 3 - 3.69m x 1.74m

Bedroom 4 - 3.69m x 1.74m

Bathroom - 1.92m x 1.87m

Location

Cumbernauld has the majority of every day shopping needs. There is a choice of restaurants, bistros, pubs. The property is located within popular school catchments and also within close proximity to major towns in the area. For those commuting by public transport there are regular bus and train services to the surrounding towns and cities including Glasgow and Edinburgh. The M73, M80 and M8 motorways provides excellent access to the central belt linking the surrounding towns and cities.

Viewings: Arranged Strictly By Appointment

Council Tax: Band B

EER: Rating D

Home Report: Available on request

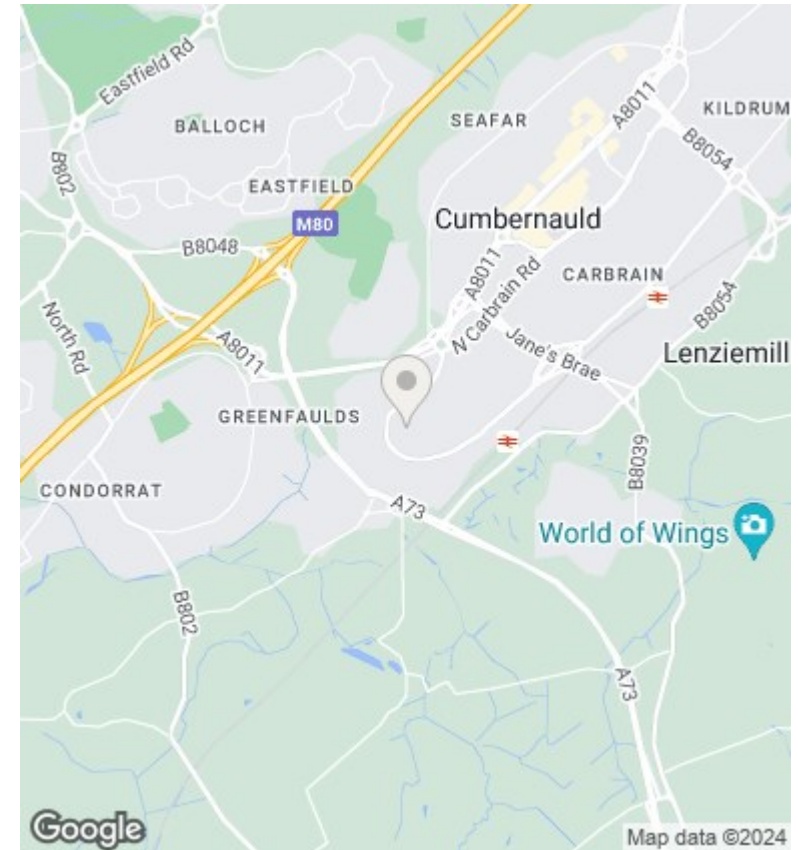
CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	