



14 Johnstone Terrace, Twechar, Glasgow, G65 9SS

Offers Over £119,995

- Excellent Two Bedroom Semi-Detached
- Attractive Kitchen
- Off Street Parking
- EER - C
- Well Maintained & Presented Throughout
- Stylish Bathroom with Vanity Storage
- GCH & DG
- Spacious & Bright Lounge/Dining Room
- Private Garden Ground with Shed
- Close To Local Amenities

14 Johnstone Terrace, Glasgow G65 9SS

*** Similar Properties Required For Waiting Buyers !!! *** Popular residential location, this 2 bedroom immaculate semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to an exceptional standard throughout, early viewing is essential. Boasting private garden, driveway, GCH & DG. EER - C



Council Tax Band: B



CODA Estates are delighted to bring to the market this attractive and seldom available two bedroom semi detached house in the popular village of Twechar. Situated in a quiet village location this attractive property would make an excellent first time buy. The current owner has maintained and presented the property to an exceptional standard throughout making early viewing imperative. Internally the property boasts a large modern lounge (with dining area), fitted kitchen, two double bedrooms, and a modern fitted bathroom with vanity storage. Externally there are gardens to front, side and rear, with the side garden boasting a private driveway with room for 2 cars.

Entrance

From the roadside, a few steps lead up to the front door.

Reception

The quality front door leads into the wide hallway which accesses the lounge and the kitchen. The internal staircase leads to upstairs rooms.

Lounge (5.48m x 3.17m)

The particularly spacious living room benefits from stylish décor. As the room runs the full depth of the property, there are views to both front and rear. Plenty of room for both living room furniture as well as a dining area.

Kitchen (3.15m x 2.13m)

Fitted kitchen with ample base and wall mounted storage units. The cooker is included in the sale. Window to the rear. Tile effect laminate flooring. The back door accesses the rear garden from here. There is also a window overlooking the garden.

Bedroom 1 (3.81m x 2.64m)

The master bedroom is spacious and has excellent views to the front from the double window. Carpeted floor area. Corner cupboard providing storage.

Bedroom 2 (2.87m x 2.74m)

This is also a spacious double bedroom, this time with window to the rear. Fitted wardrobes. Carpeted floor area.

Bathroom (1.80m x 1.78m)

Fitted three piece suite comprising low flush W.C. pedestal wash hand basin and bath with shower adaption to taps. Opaque window to the side allowing natural light into the room.

Gardens & Driveway

Private gardens to both front, side and rear. There is a driveway to the side with ample space for 2 cars. The front and rear gardens are laid to lawn. The fence has been fully replaced 2 years ago and there is also a hot and cold water outside tap.

Heating & Windows

Gas central heating. Double glazing throughout.

Property Summary

A fabulous opportunity to acquire a spacious 2 bedroom semi detached house in a quiet village location. Benefits from having a private driveway to the side as well as front and rear gardens. Ideal property for a first time buyer, or someone looking to move up from a smaller flat. Early viewing is advised to avoid disappointment.

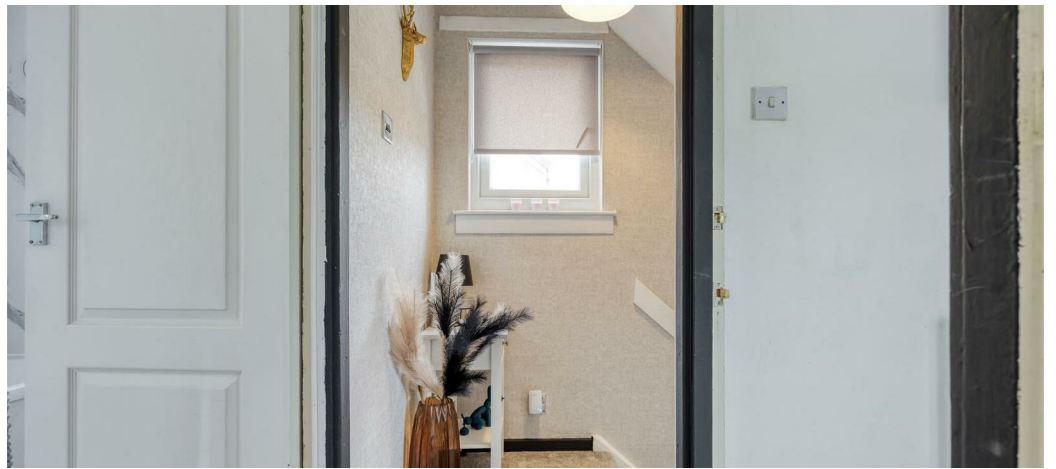
Location

Twechar is a small village situated near Kilsyth in central Scotland. There are a number of local amenities and the village is near to motorway and railway links. The village is within a few minutes drive of the larger towns of Kilsyth, Kirkintilloch and Cumbernauld, which offer many more amenities.

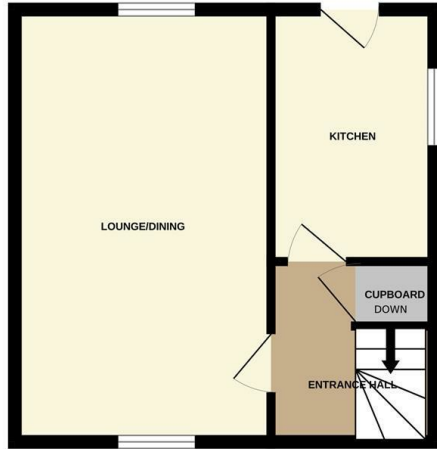
Home Report Available on Request
Viewings Strictly By Appointment
EER - C

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





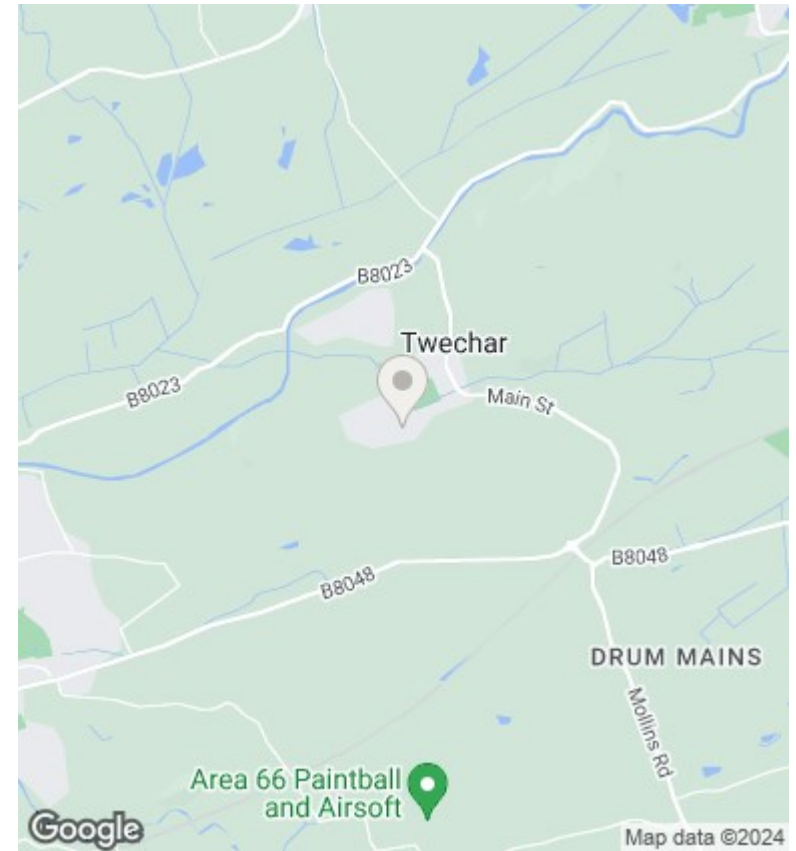
GROUND FLOOR



1ST FLOOR



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		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	