



## 40 Lochview Gardens, Glasgow, G33 1QA

Offers Over £132,500

- Two Bedroom Ground Floor Apartment
- Spacious Lounge/Dining Area
- Residents & Visitor Parking
- EER - E
- Well Maintained & Presented Throughout
- 2 Double Bedrooms
- Electric Heating, DG & Private Garden Plot
- Highly Desirable Residential Location
- Main Door Entrance
- Close to Local Amenities



# 40 Lochview Gardens, Glasgow G33 1QA

\*\*\* Similar Properties Required For Waiting Buyers !!! \*\*\*This is a beautiful 2 bedroom, ground floor apartment which will appeal to a number of discerning buyers. Located within this highly desirable pocket, at the end of a quiet cul-de-sac, early viewing will be essential. The current owners have maintained and presented the property to an exceptional standard throughout. Benefits include, main door entrance, ample parking, private garden ground & DG. EER - E



Council Tax Band: C



Beautifully presented, ground floor flat, comprising of lounge, kitchen, two bedrooms and bathroom which should appeal to a variety of buyers. The accommodation has a private entrance to the front of the property, with lounge leading to the modern fitted kitchen. The kitchen is well equipped with a selection of base and wall mounted units. There are two double bedrooms one with built in storage and an attractive bathroom with over bath shower. The property further benefits from, ample storage, electric heating and double glazing.

The front garden is laid to lawn and there is a large patio area to the rear, perfect for relaxing and/or entertaining. The rear garden is home to a large shed and offers a good degree of privacy. There is residents parking to the side of the building and ample visitors parking.

#### Room Dimensions

Entrance Vestibule

Lounge - 4.75m x 3.75m

Kitchen - 2.90m x 2.70m

Master Bedroom - 4.15m x 2.35m

Bedroom 2 - 3.50m x 2.35m

Bathroom - 2.00m x 1.90m

#### Location

Located off Cumbernauld / Royston Road this sought-after development is well positioned on the periphery of Stepps yet is within easy reach of local amenities including "GOLF it" and Hogganfield Park is also nearby. GOLF it a fantastic amenity. It was opened in July 2023, with golf course, driving range, family adventure golf, Padel & provides a new facility to 'the Big Feed' (This is all within walking distance). Glasgow City Centre is just over five miles away which is easy commuting distance, via a comprehensive public transport services, for those who work in the city and Stepps Train Station is less than

two miles away via the Cumbernauld Road and the new Robroyston Train Station is just under a mile away, if you require public transport.

Home Report Available on Request

EER - E

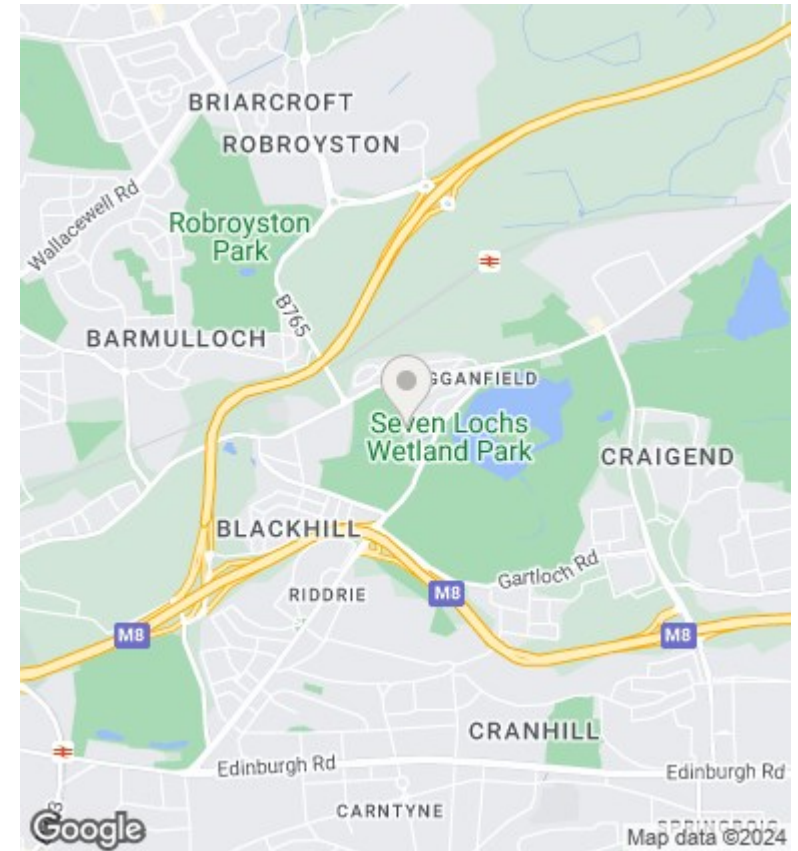
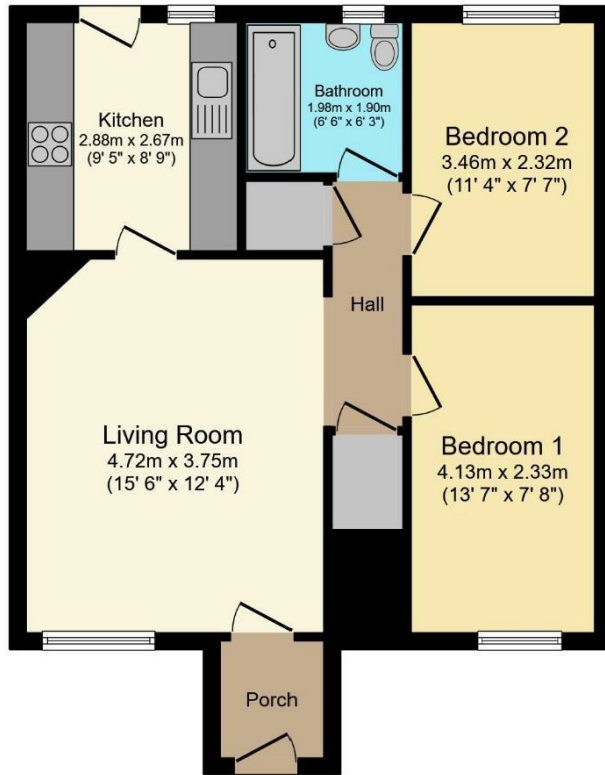
Viewings Strictly By Appointment

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









### Directions

### Viewings

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

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	