



## 12 Wallace Gate, Bishopbriggs, Glasgow, G64 1GB

Fixed Asking Price £395,000

- \*\*\* Bishopbriggs School Catchment \*\*\*
- Spacious Lounge & Separate Dining Area
- Garage, Driveway, GCH, DG & Quite Cul-de-sac
- EER - C
- Highly Desirable Residential Area
- Stylish Dining Kitchen with French Doors To The Rear
- Close To Local Amenities
- Well Presented & Maintained Throughout
- 4 Double Bedrooms, Master Ensuite
- Tremendous Family Home

# 12 Wallace Gate, Glasgow G64 1GB

\*\*\* New Fixed Price ( Home Report £420K - Bishopbriggs School Catchment Area !!! \*\*\* Enjoying an excellent position in the highly regarded Princes Gate development this detached villa offers wonderful family accommodation over two levels. The current owners have maintained and presented the property to an exceptional standard throughout, making early viewing essential. The property is within the catchment area for Bishopbriggs schooling, located within a highly desirable cul-de-sac. EER - C



Council Tax Band: F





Well presented detached villa in the popular Princes Gate development in Bishopbriggs. Convenient for local schooling, local amenities and transport links. Four generous bedrooms, with modern en-suite to master, enclosed gardens and garage.

The property is presented in modern neutral tones throughout and will appeal to a wide range of buyers. The front door opens into a welcoming hallway which gives access to the main living apartments and to the upper level. The lounge is a large front facing room with box bay window which floods the room with natural sunlight. The lounge flows into the dining area via double doors which over looks the rear garden and in turn leads into the beautifully appointed kitchen. The new stylish fitted kitchen has ample base and wall mounted units and there is room for a table and chairs. French doors lead from the kitchen to the rear gardens, which are not over looked. A contemporary cloakroom/wc completes the ground floor accommodation.

On the upper level there are four generous bedrooms. The master benefits from double fitted wardrobes and an attractive en-suite shower room. The three further bedrooms are all spacious with two also benefitting from fitted wardrobes and are served by the well appointed family bathroom.

The property boasts a substantial plot within a quiet cul-de-sac, enjoying ample off-street parking. The level rear of the property is not over-looked providing spectacular open views towards the Campsie Fells in the winter months and is fully enclosed mainly laid to lawn. The patio area offers room for outdoor furniture to enjoy relaxing/al fresco dining. The garage could be converted to provide further accommodation, subject to all planning constraints.

The house also benefits from a full security system around the house (CCTV) and is fitted with soffit lights (lower and upper canopy)

#### Schooling

Wallace Gate lies within the catchment area for Thomas Muir Primary, St Helens Primary, Bishopbriggs Academy and Turnbull High School

#### Room Dimensions

Entrance Hall

Lounge - 5.20m x 3.60m

Dining Room - 3.60m x 2.80m

Dining Kitchen - 5.00m x 2.80m

w/c

Master Bedroom - 5.80m x 3.20m

Ensuite - 2.70m x 1.70m

Bedroom 2 - 3.70m x 3.00m

Bedroom 3 - 2.60m x 2.40m

Bedroom 4 - 3.60m x 2.40m

Bathroom - 2.10m x 1.80m

#### Location

Princes Gate is a highly regarded modern landscaped development in Bishopbriggs which sits close to a host of amenities including Bishopbriggs Academy, St. Helens Primary School and Woodhill Primary School which are all within walking distance. There is a good selection of retail outlets including the 24-hour Asda in Robroyston, recreational pursuits and Bishopbriggs Town Centre which sits approximately one mile from the property. In addition to this, there are excellent road links close by allowing swift access to the surrounding areas and the M8 and M80 motorway links.

Home Report Available on Request

EER - C

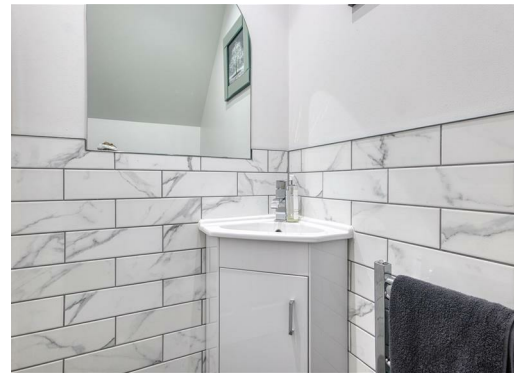
Viewings Strictly By Appointment

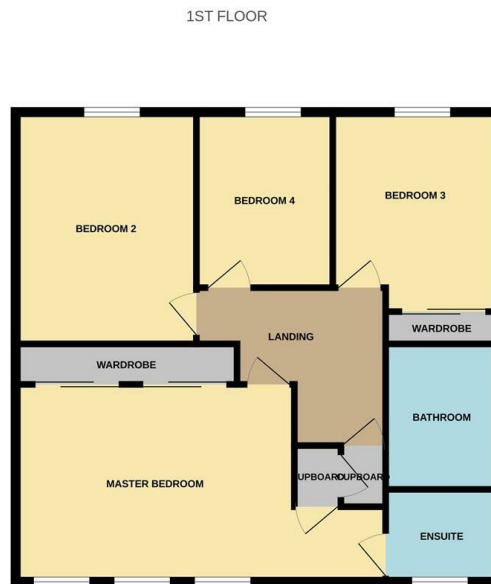
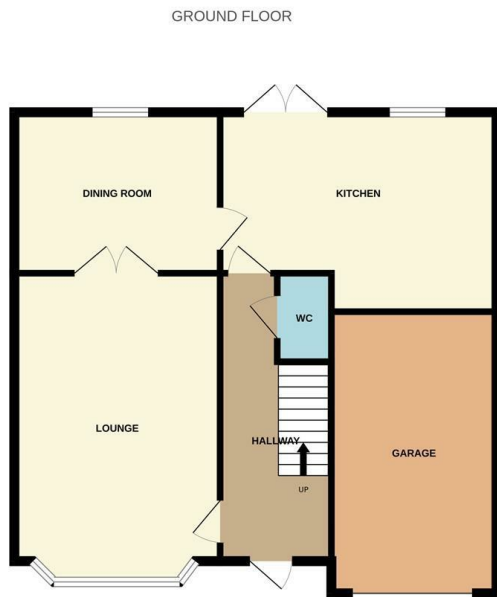
Home Report Available on Request

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

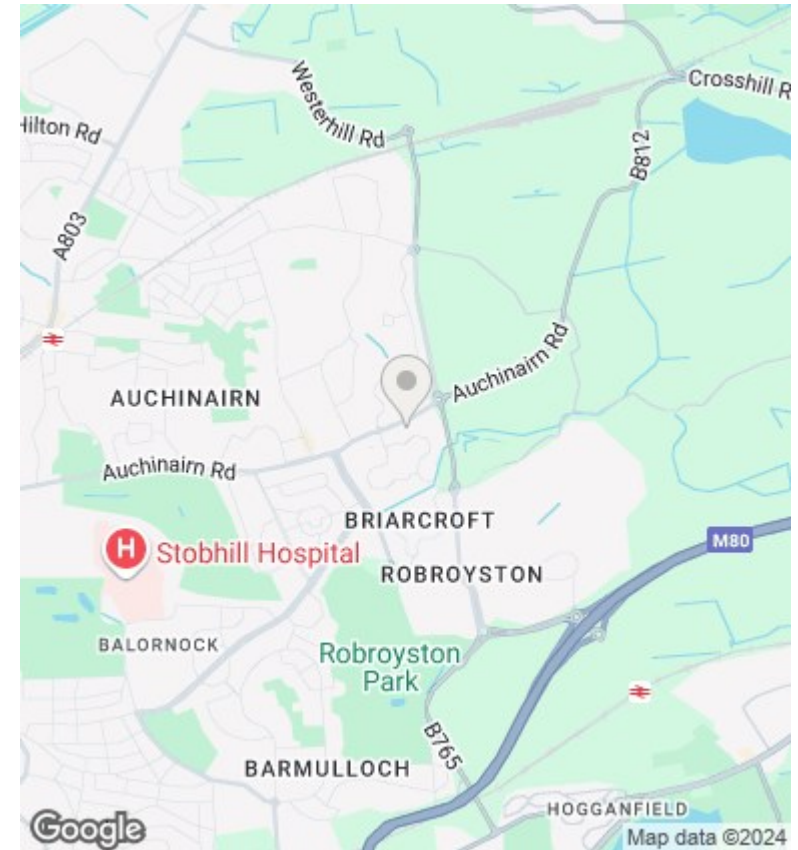








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(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	