



8 Kinglas Court, Gartcosh, Glasgow, G69 8FN

Offers Over £182,500

- Delightful Residential Location
- Stylish Kitchen with Dining Area
- Stylish Family Bathroom
- EER - B
- Pristine Condition
- Attractive Downstairs w/c
- Residents Parking
- Spacious Lounge with French Doors
- Three Bedrooms - Master With Fitted Storage
- Private Garden Ground

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This beautiful 3 bedroom mid-terrace property will appeal to a number of discerning buyers. The current owners have maintained and presented the property to an excellent standard throughout, creating a wonderful home over two levels. The home has been tastefully finished and benefits from a well tended garden to the rear and ample parking. Early viewing will be essential. EER - B



Council Tax Band: C



Located in a quiet development within Gartcosh, this three bedroom mid terrace house offers bright and spacious accommodation over two levels with a large back garden, and residents parking to the rear. Gartcosh is a conveniently placed commuter village, it is extremely handy for all the major road networks, and has a well serviced train station providing frequent routes throughout the central belt. The village itself has a number of amenities including shops, leisure facilities and schooling. The home for sale is a modern three bed home and will appeal especially to young families. The attached photographs and floor plan will give an indication to the size and layout of the house. However, in brief the accommodation extends to; welcoming entrance hallway with w/c off, modern kitchen with space for dining, and a living room with double doors leading to the back garden. On the upper level there are three bedrooms, with the principal benefitting from built in wardrobes, and a family bathroom with three piece suite and shower over the bath. The back garden is a fantastic size, fully enclosed, and is made up of a section of lawn, providing an excellent space for relaxing and/or entertaining.

Room Dimensions

Hallway - 4.60m x 2.29m

Living Room - 4.70m x 3.18m

Kitchen/Dining - 4.45m x 2.32m

w/c

Master Bedroom - 4.70m x 2.98m

Bedroom 2 - 2.67m x 2.30m

Bedroom 3 - 2.67m x 2.30m

Upper Hallway - 1.94m x 1.27m

Bathroom - 2.32m x 1.96m

Location

The property is a short walk from Gartcosh railway station, with commuters able to travel into central Glasgow via train in just under 20mins. Residents

are close to a selection of local amenities, with Glasgow Fort - a popular shopping centre - just minutes away by car

Leisure

This home is ideally located close to natural spaces and more central locations. Glasgow city centre is just under a half-hour drive away, home to a variety of attractions including Glasgow Botanic Gardens, Glasgow Cathedral and a wide array of museums.

Blair Drummond Safari Park is a 30-minute drive from Gartcosh, with RSPB Baron's Haugh taking 20 minutes by car and the home a few minutes walk away from Gartcosh local nature reserve.

Strathclyde Loch and Country Park and Chatelherault Country Park are under 15 minutes' drive away, with the former benefitting from a beach. Drumpellier Golf Club is three and a half miles away, with journeys to M&D's Theme Park taking just quarter of an hour when driving.

Shopping & Dining

Glasgow city centre is lined with popular retail stores, and takes just under half an hour from the development in the car. Glasgow Fort, a large outdoor shopping centre, is under 4 miles away.

For local dining Chin Chin has been awarded the Good Food Award for three years in a row, and La Campagnola has won awards for its extensive wine list. Also the new garden centre "Homegrown", caters for a nice visit and the food served has been getting some excellent reviews.

Education

For younger children, the highly rated Lochview Pre-School Nursery is half a mile away. Our Lady and Saint Joseph's Primary and Nursery is another school

favoured by parents, taking just six minutes by car. Saint Barbara's Primary School is also well-regarded and is just under two miles away.

Popular secondary school choices include Chryston High School, which is just over a five-minute drive away from the development.

Further education options nearby include City of Glasgow College, which takes 14 minutes by car.

The highly regarded University of Glasgow is a 25-minute drive away and University of Strathclyde can be reach by train

Transport

Residents can drive to Edinburgh in just over an hour, with the homes having excellent connections via the M73, M74, and M8. Gartcosh is ideally situated for commuters and those looking to explore areas further afield, with Gartcosh train station within walking distance and benefitting from direct services to Glasgow, arriving in the city centre in just under 20 minutes.

There are several local bus routes, including routes going through the centre of Glasgow. The home is also a half-hour drive away from Glasgow airport.

Home Report Available on Request

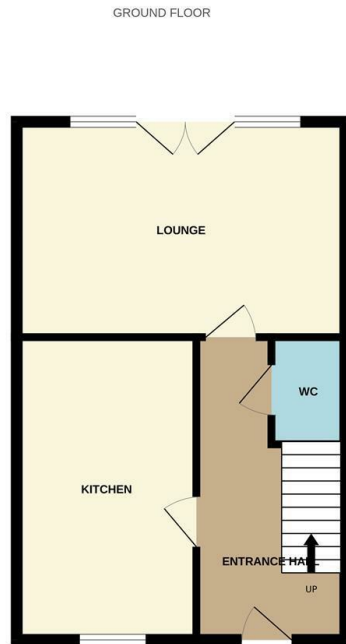
This property falls under the administration of North Lanarkshire Council.

EER - B

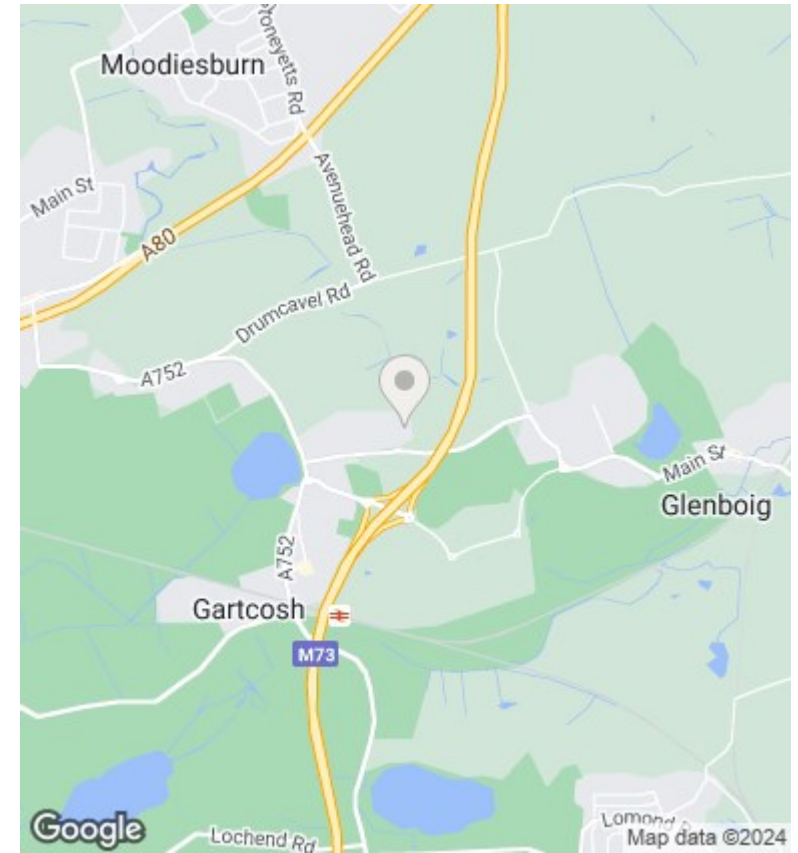
Viewings Strictly By Appointment







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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	