

26 Gartcarron Hill, Cumbernauld, Glasgow, G68 9BS

Offers Over £100,000

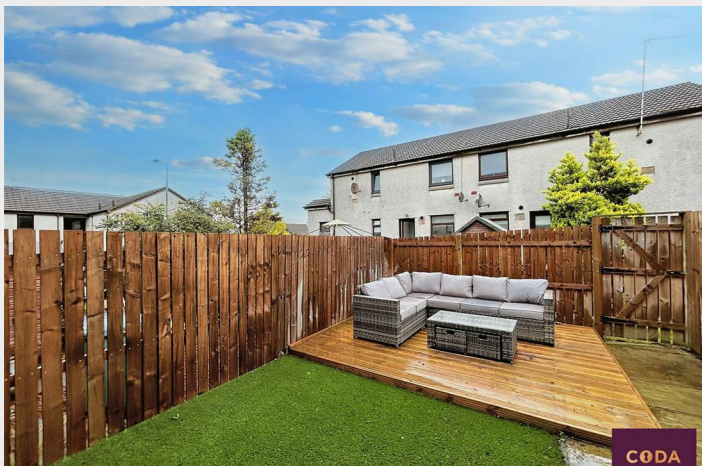
- Rarely Available
- Ground Floor Flat
- Contemporary Kitchen
- Large Double Bedroom
- Walking Distance to Local Amenities
- Immaculate Condition
- Spacious Lounge
- Beautiful New Shower-room
- Garden with Decking Area
- EER - C

26 Gartcarron Hill, Glasgow G68 9BS

Welcome to this charming property located in the picturesque area of Balloch, Cumbernauld. Whether you're looking for a starter home or downsizing, this flat offers a wonderful opportunity to own a piece of this vibrant community. Don't miss out on the chance to make this lovely property your own.



Council Tax Band: B



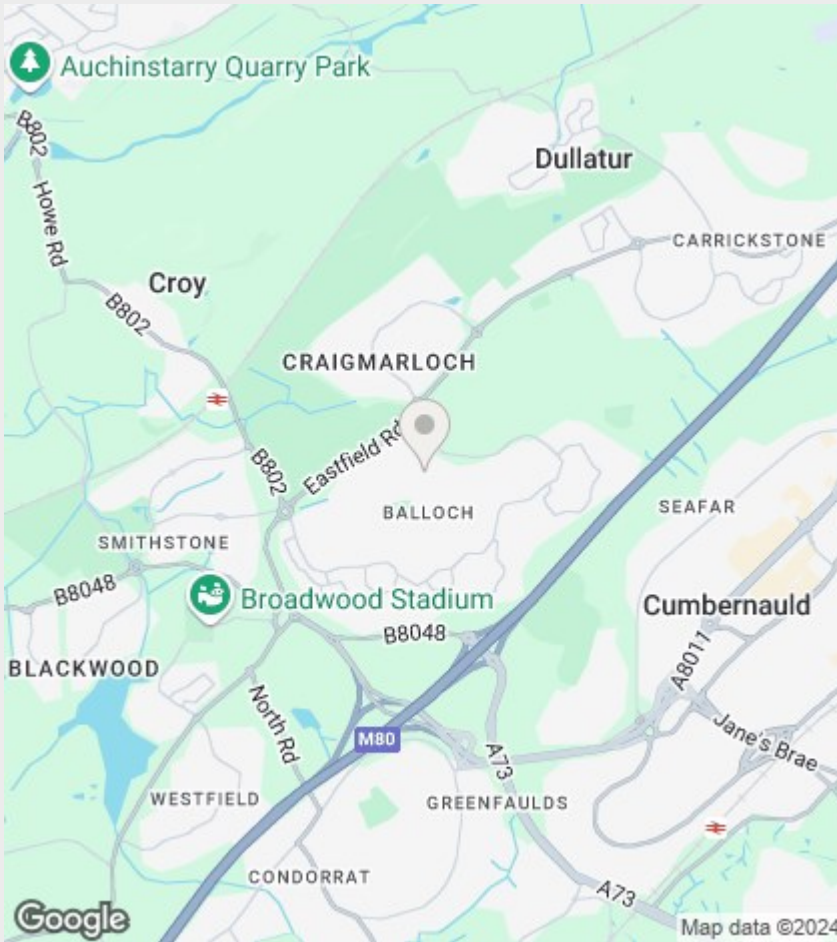
Rarely available main door ground floor flat in the perennially popular Balloch area of Cumbernauld. Offering contemporarily styled accommodation all on the level, with front and back door and a lovely private garden. A spacious main reception hall affords access to all of the main apartments. The lounge is a bright and spacious front facing room with the kitchen off. The recently fitted kitchen has a range of floor and wall mounted units in a white high gloss finish with contrasting work surfaces, and integrated appliances. The rear garden can be accessed from the kitchen. The brand new shower room offers a double walk in shower, rainfall shower head, vanity mounted basin, slate tiles and wet wall finish. The master suite is a well proportioned double bedroom with walk in wardrobe and additional storage. Additional benefits include double glazing, gas central heating, ample storage, and a private garden to the rear with raised decking area, and a mix of Indian stone paving and astro-grass . This is a beautiful property in an established residential setting, which will appeal to a range of prospective buyers and should not be missed.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - North Lanarkshire Band B
EER - C

Perfectly positioned to benefit from a multitude of shopping and recreational opportunities. From diverse bars and restaurants, to libraries and supermarkets, residents can easily indulge in various amenities. The town also boasts country clubs, golf clubs, Broadwood Stadium, and the scenic Palacerigg Country Park, providing ample opportunities for leisure and outdoor activities. Education is well-catered for with a wide range of primary and secondary schools, as well as Cumbernauld College. Local health and leisure facilities further enhance the quality of life in the area. Park and ride facilities are available at nearby Croy Station, with direct rail links to Falkirk, Glasgow and Edinburgh. In addition, Balloch is situated just minutes from the motorway network giving access to all of central Scotland and beyond. Situated in a popular and pleasant location, this home offers the perfect blend of excellent transport links and local amenities, making it an absolute must-see.

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide

you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

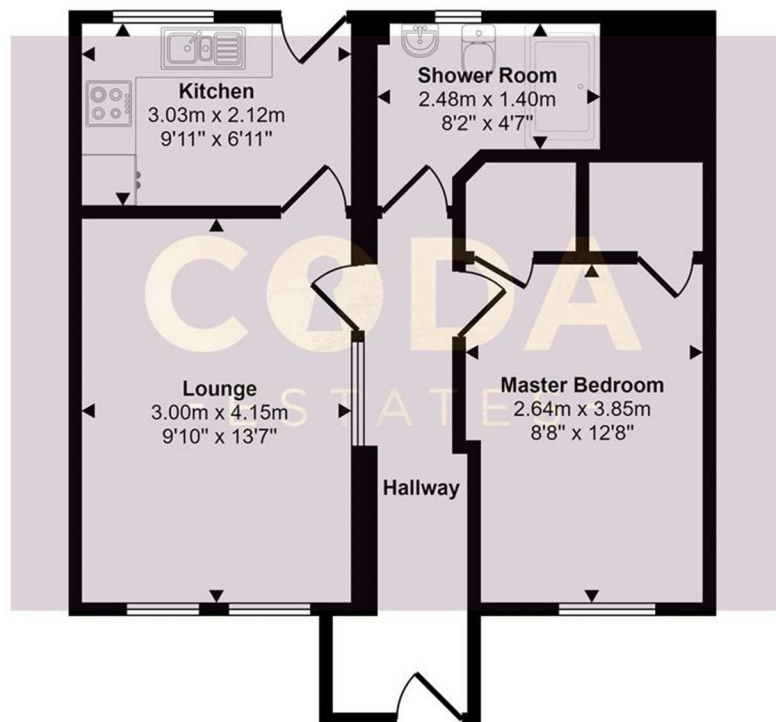
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

45 sq m / 484 sq ft



Floorplan