



## 11 Loch Grove, Gartloch Village, Gartcosh, G69 8GH

Fixed Asking Price £369,995

- \*\*\* New Build - "The Edmonton" \*\*\*
- Formal Lounge to Front
- Adequate Storage Throughout
- Close to All Local Amenities - EER - B
- Substantial 4 Bedroom Detached Property
- Open Plan Kitchen/Family/Dining Area with Bi-Folds
- Detached Garage & Off Street Parking
- 2 Bedrooms with Ensuite Facilities
- Study, Downstairs w/c & Utility Room
- Large Level Garden Plot

# 11 Loch Grove, Gartcosh G69 8GH

A Luxury New Built Home on the site of the Historic Gartloch Hospital Site. The "Edmonton" is a substantial 4 bedroom detached family home, finished to an exceptional specification throughout. Conveniently located close to all local amenities and fabulous transportation links, whilst being surrounded by countryside. Call for further details or to arrange a viewing appointment - 01417751050. EER - B



Council Tax Band: New Build





Situated within a highly sought-after development in Gartcosh lies this truly incredible four-bedroom new-build home. This fantastic property offers flexible living space over two levels and benefits from luxury fittings and fixtures throughout. The home for sale would be a great opportunity for the family market, presented in true walk in condition with many additional extras \*

On arrival at the property, you are welcomed by a neat front lawn and a driveway that leads to a detached garage.

Internally the accommodation comprises a impressive reception hallway, a front-facing lounge, a snug room/study, an open-plan luxury shaker style kitchen with a number of integrated appliances and a feature island that leads to a dining/family area (bi-fold doors lead to the rear garden), a utility room, and a spacious downstairs W/C.

On the upper level lies four good-sized double bedrooms, two of which feature incredible en-suites. Three of the bedrooms are fitted with built in wardrobe storage. Completing the accommodation is the stylish master bathroom boasting vanity storage and over the bath shower. This wonderful home benefits from excellent storage space throughout.

To the rear of the property lies spacious garden grounds with excellent exposure to natural sunlight providing the ideal space for relaxing and/or entertaining.

#### \* Additional Extras

- Fitted Carpets
- Quality Flooring
- Fitted Made to Measure Blinds
- Provision for a future EV Charger Point
- 10 Year Checkmate Warranty
- Integrated Dishwasher
- Integrated Fridge/Freezer
- Integrated Double Oven
- Free Standing Washing Machine
- Free Standing Tumble Dryer

#### Room Dimensions

Entrance Hallway

Formal Lounge - 4.50m x 3.40m

Open Plan Kitchen/Dining/Family Area - 8.05m x 3.75m

Utility Room - 2.55m x 1.85m

Downstairs w/c - 2.44m x 1.93m

Master Bedroom - 3.45m x 3.35m

Ensuite - 2.54m x 1.19m

Bedroom 2 - 3.38m x 3.27m

Ensuite - 2.54m x 1.06m

Bedroom 3 - 3.70m x 3.41m

Bedroom 4 - 3.20m x 3.20m

House Bathroom - 2.35m x 2.15m

#### Location

The property is a short walk from Gartcosh railway station, with commuters able to travel into central Glasgow via train in just over half an hour. Residents are close to a selection of local amenities, with Glasgow Fort - a popular shopping centre - just minutes away by car

This property falls under the administration of Glasgow City Council

#### 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.

#### 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.

#### Viewing Strictly By Appointment

EER - B

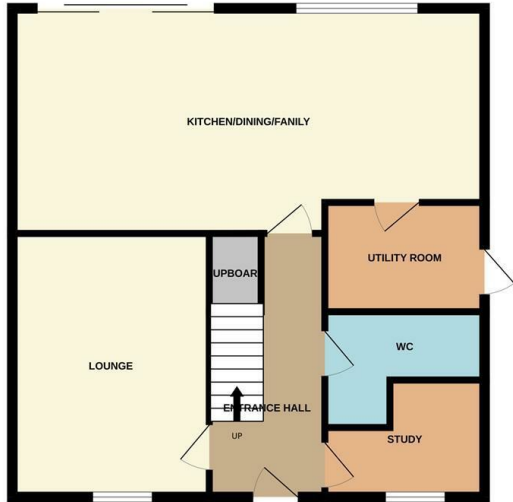
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.



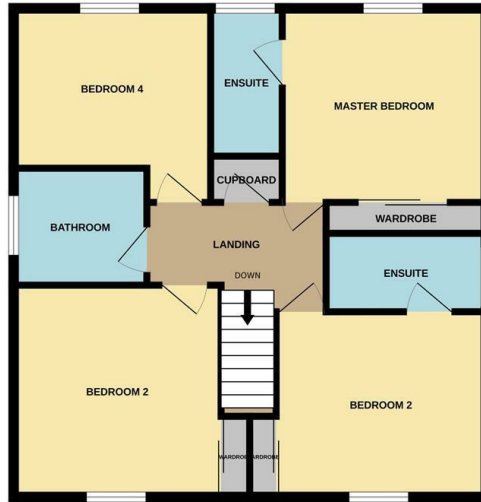




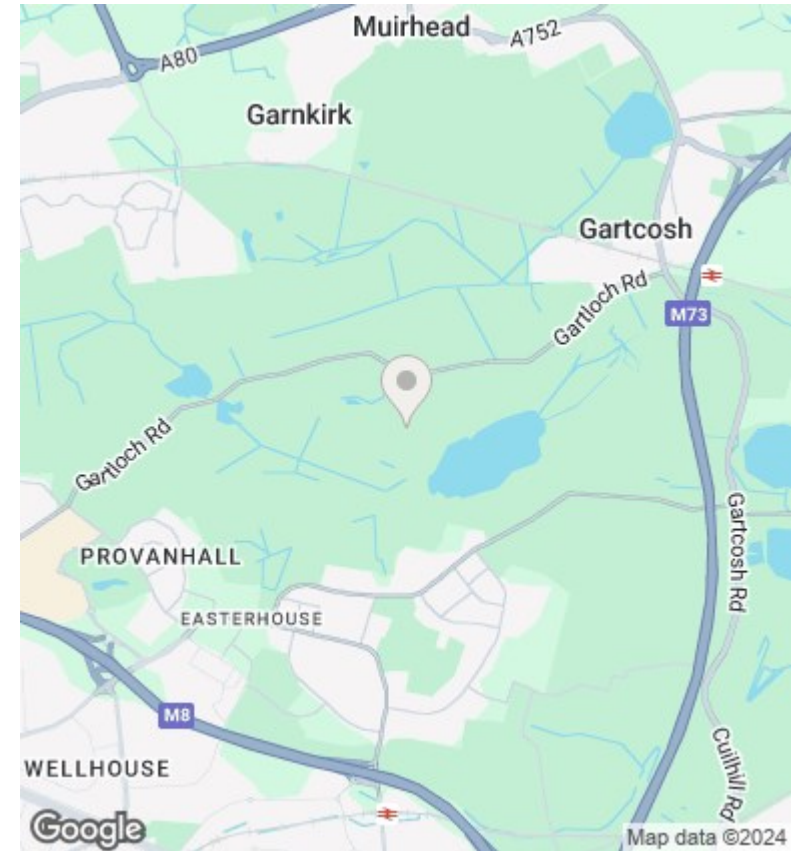
GROUND FLOOR



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

New Build

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