



44 Gleneagles Gardens, Bishopbriggs, Glasgow, G64 3EG

Offers Over £210,000

- *** Wonderful Residential Location ***
- Fabulous, Well Stocked Garden Plot
- GCH & DG
- EER - D
- 3 Bedroom Semi-Detached
- Spacious Lounge with Dining Area
- Large Garage & Driveway
- A Degree of Modernisation Required
- Kitchen and Downstairs Shower Room
- Close to all Local Amenities

44 Gleneagles Gardens, Glasgow G64 3EG

*** Closing Date Thursday 26th Sep @ 12noon *** This 3 bedroom semi-detached property has been lovingly maintained over the years, however a degree of modernisation is required, allowing fabulous potential for any discerning buyer. This is a popular residential location, close to all local amenities including schooling and transportation links. Early viewing is recommended to avoid disappointment. EER - D



Council Tax Band: E



CODA Estates are delighted to present this 3 bedroom semi-detached property. The home is situated in a highly desirable area of Bishopbriggs, close to all local amenities. Internally the property requires a degree of modernisation, however provides phenomenal potential to any discerning buyer. Accommodation comprises vestibule, spacious entrance hallway which leads to a fabulous size lounge/dining room. The kitchen provides ample base and wall mounted units and the back door give access to the rear garden. The 3rd bedroom of the home is located on the ground floor, over looking the front garden. The bright and airy shower room completes the downstairs. The upper level accommodates 2 generous double bedrooms both with built in storage.

The property also benefits from double glazing, a system of gas central heating, extensive driveway for adequate off street parking and substantial garage.

The pristine garden is fully stocked with a delightful array of mature/colourful plants, shrubs, trees and bushes, offering a delightful space for relaxing and/or entertaining. The plot also affords a good degree of privacy.

School Catchment

Gleneagles Garden is located within the catchment areas for Meadowburn Primary, St Matthews Primary, Bishopbriggs Academy and Turnbull High School

Room Dimensions

Entrance Hallway 3.75m x 1.80m

Lounge/Dining Area - 6.66m x 5.10m (at widest points)

Kitchen - 3.40m x 2.58m

Downstairs Bedroom 3 - 3.00m x 3.00m

Shower Room - 2.60m x 1.67m

Master Bedroom - 4.08m x 4.08m

Bedroom 2 - 3.65m x 3.00m

The property is located within a popular pocket of Bishopbriggs which lies to the north of Glasgow City Centre. It is conveniently positioned for local amenities available at Bishopbriggs Cross including shops, supermarket, bars, restaurants and excellent public transport services extending to bus services and train station. Schooling at both primary and secondary levels are within close proximity and for those travelling by car there is an excellent road network linking with Glasgow City Centre itself and the M8 motorway providing links throughout the Central Belt.

Home Report Available on Request

EER - D

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.





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.
Made with Metropix ©2024



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	