



8 Skibo Place, Gartcosh, Glasgow, G69 8LT

Offers Over £295,000

- Attractive Family Property
- Downstairs w/c & Utility Room
- South Facing Rear Garden Plot
- EER - C
- 4 Bedrooms - Master Ensuite
- Perfect Residential Area - Preferred Plot Position
- Extensive Driveway & Garage
- Well Presented Lounge & Separate Dining Room
- Tastefully Finished Throughout
- Close to All Local Amenities & Transportation Links

8 Skibo Place, Glasgow G69 8LT

***Closing Date Friday 4th October at 12 noon *** This is a most impressive family home, presented and maintained to an exceptional standard throughout. The current owner has created a modern living environment suited for family living. The property boasts 4 bedrooms - master ensuite, utility room, downstairs w/c, extensive driveway, garage, preferred plot location and south facing rear garden plot. EER - C



Council Tax Band: E



Beautifully presented and well maintained, four bedroomed detached villa, enjoying a preferred level plot, set within this highly desirable residential development. Located on the periphery of the town, yet convenient to all local amenities including the primary school and train station.

Offering a fabulous family layout, this appealing home will undoubtedly suit a wide variety of buyers. With the benefit of having a delightful position that is not directly overlooked from the front, this superb property warrants personal viewing for a full appreciation of the overall size and internal specification.

The generously proportioned accommodation comprises: welcoming entrance hall, cloakroom with wc, good sized tasteful lounge which is open plan to dining area with sliding door to rear garden. The well appointed kitchen includes built-in oven and a number of other integrated appliances, ample base and wall mounted storage units and contrasting work surface. The useful utility room also has an external door leading to the side/rear of the property. On the first floor there are four well-proportioned bedrooms including master bedroom with ensuite shower room and stylish family bathroom with three piece white suite including bath with shower complemented by attractive tiled walls. This excellent family home is further enhanced by gas central heating, PVC double glazed window frames, extensive driveway providing off street parking for numerous vehicles and leads to the single garage.

The preferred plot is tucked away offering a degree of privacy within the development, boasting a south facing rear garden which is fully enclosed, (perfect for family pets and young children) and is the perfect place to relax and/or entertain.

Room Dimensions

Entrance Hallway -

W/C-1.91m x 0.95m

Lounge - 4.63m x 3.42m

Dining Room - 3.13m x 3.06m

Kitchen- 4.28m x 2.98m

Utility

Master Bedroom - 3.95m x 3.41m (at widest points)

Ensuite - 2.42m x 0.96m(at widest points)

Bedroom 2 - 4.03m x 2.93m (at widest points)

Bedroom 3 - 2.94m x 2.83m (at widest points)

Bedroom 4- 2.95m x 2.47m (at widest points)

Bathroom- 1.98m x 1.68m (at widest points)

Location

Located off the Gartloch Road via Scalloway Road, in a modern development, Skibo Place, is well positioned within easy reach of Gartcosh Train Station, Gartcosh Primary School and some local amenities whilst the Fort Shopping Centre is only some three miles away. There is also access to the M73 via A752 and Glasgow City Centre is about nine and half miles away by road yet the countryside is virtually on the doorstep providing an out of town living feel.

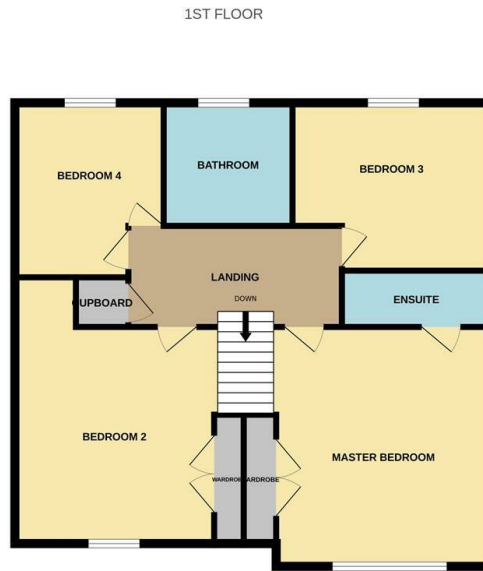
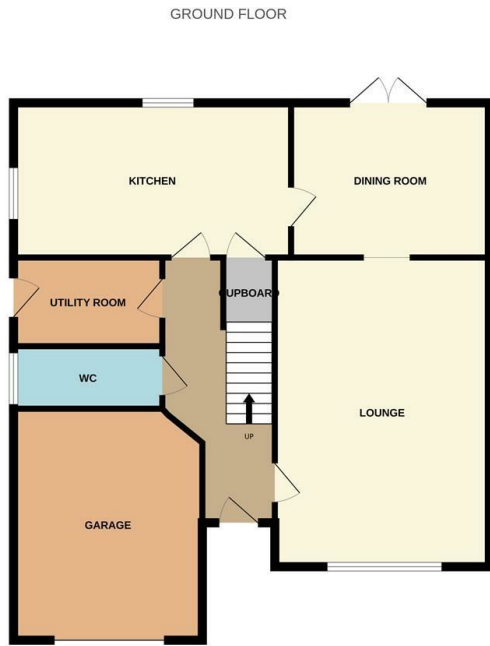
Home Report Available on Request

EER -C

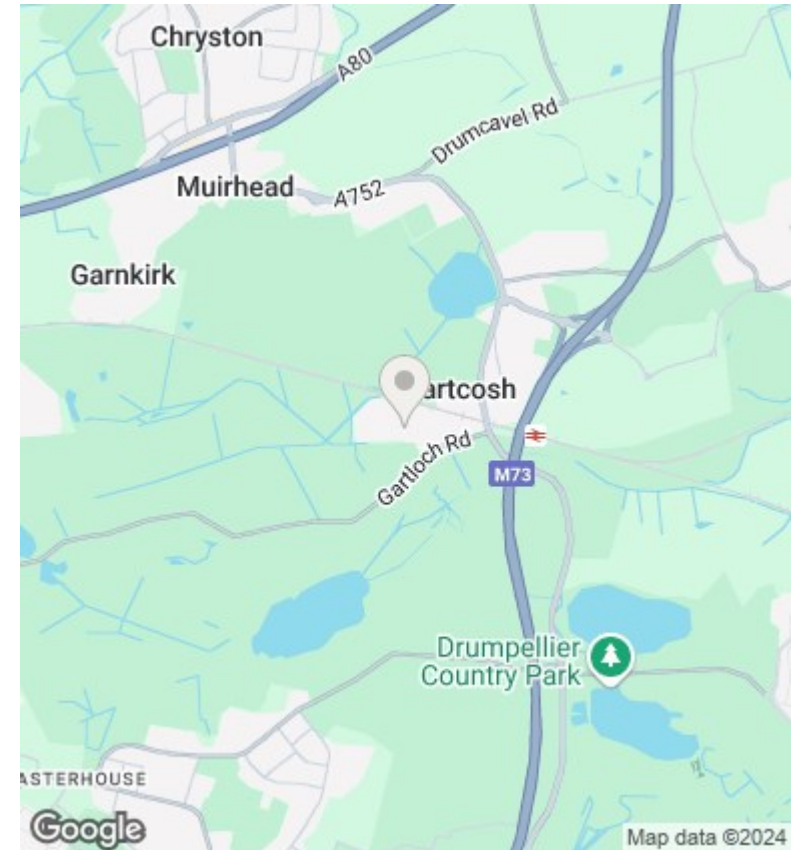
Viewings Strictly by Appointment.







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.
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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(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	