



## 45 Lochalsh Crescent, Milton Of Campsie, Glasgow, G66 8EY

Offers Over £235,000

- Professionally Extended Semi-Detached Home
- Quiet Cul-de-Sac Location
- Large Kitchen Dining and Separate Utility
- Landscaped Private Garden
- Close to Local Amenities
- Envious Corner Plot Positioning
- 3 Double Bedrooms
- 2 Bathrooms
- Situated at the Foot of the Campsies with Views & Close to Nature Trail
- EER - C

# 45 Lochalsh Crescent, Glasgow G66 8EY

Welcome to Lochalsh Crescent, a charming property located in the picturesque village of Milton Of Campsie. This delightful professionally extended, semi-detached house offers a perfect blend of comfort and style.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three generous bedrooms, providing ample space for a growing family or accommodating guests.

Don't miss out on the opportunity to make Lochalsh Crescent your new home. Book a viewing today and step into a world of comfort and tranquillity.



Council Tax Band: E



Located in a quiet cul-de-sac and nestled at the foot of the Campsie Fells, Lochalsh Crescent offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of all amenities. A professionally extended semi-detached family home occupying a large corner plot with private driveway and landscaped gardens, enjoying open aspects to the rear of the property. Internally the property comprises entrance hallway with access to both the lounge and kitchen diner, spacious lounge with french door access to the rear gardens, modern fitted kitchen with breakfast bar, separate dining space and a range of floor and wall mounted units, and convenient utility room. The first floor makes excellent use of the full height extension which hosts the master bedroom complete with storage and 3-piece en-suite shower room, whilst the original portion of the property boasts two further double bedrooms and the 3 piece family bathroom suite. Further benefits include GCH, DG and ample storage throughout.

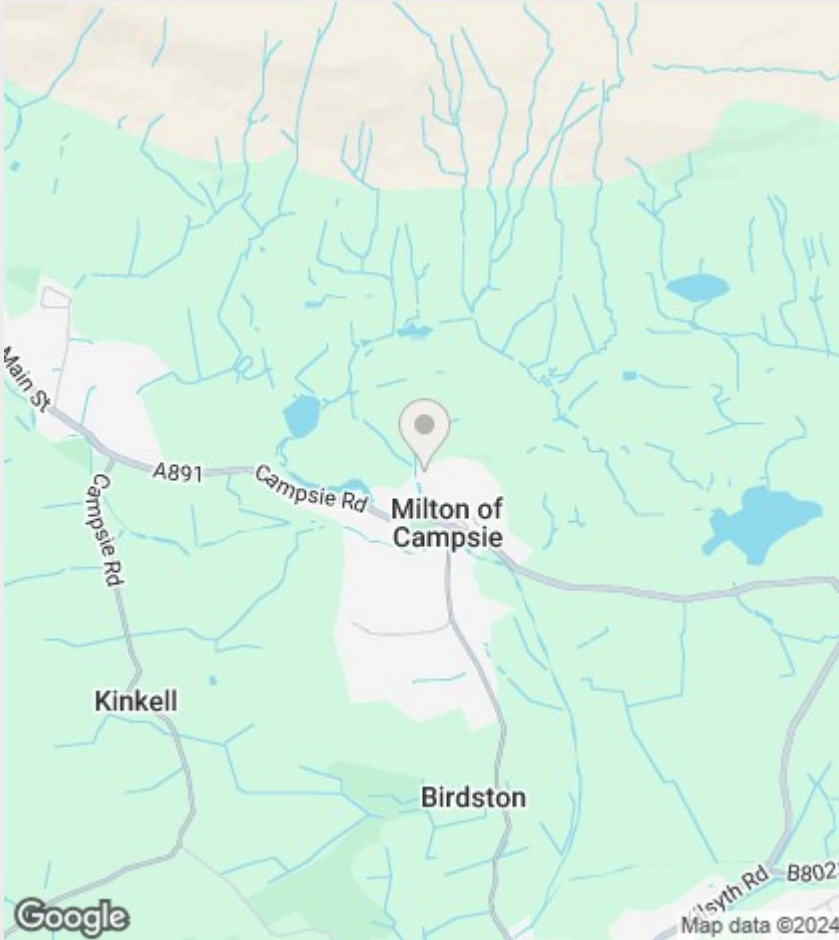
Externally the property has front, side and rear gardens, with the recently landscaped south facing rear gardens enjoying open aspects to the surrounding countryside and a lovely decked patio area and lawn. The property boasts a private rear driveway with parking for two vehicles.

Lochalsh Crescent is located at the northern periphery of the village and is perfectly positioned to benefit from a range of local amenities. Easy access to Glasgow and further afield is offered via the nearby M80 motorway. Milton of Campsie also offers convenient access to Kirkintilloch which offers a good range of high street shopping while a number of popular supermarkets are also available within the neighbouring town of Kilsyth. Nearby schooling to the property includes Craighead Primary School, St. Machans Primary School, St. Ninians High School and Kilsyth Academy. There is also a regular bus service available on Campsie Road with the neighbouring town of Lenzie offering its Train Station.

Home Report Available on Request  
Viewings Strictly By Appointment  
EER - D  
Council Tax Band - E

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

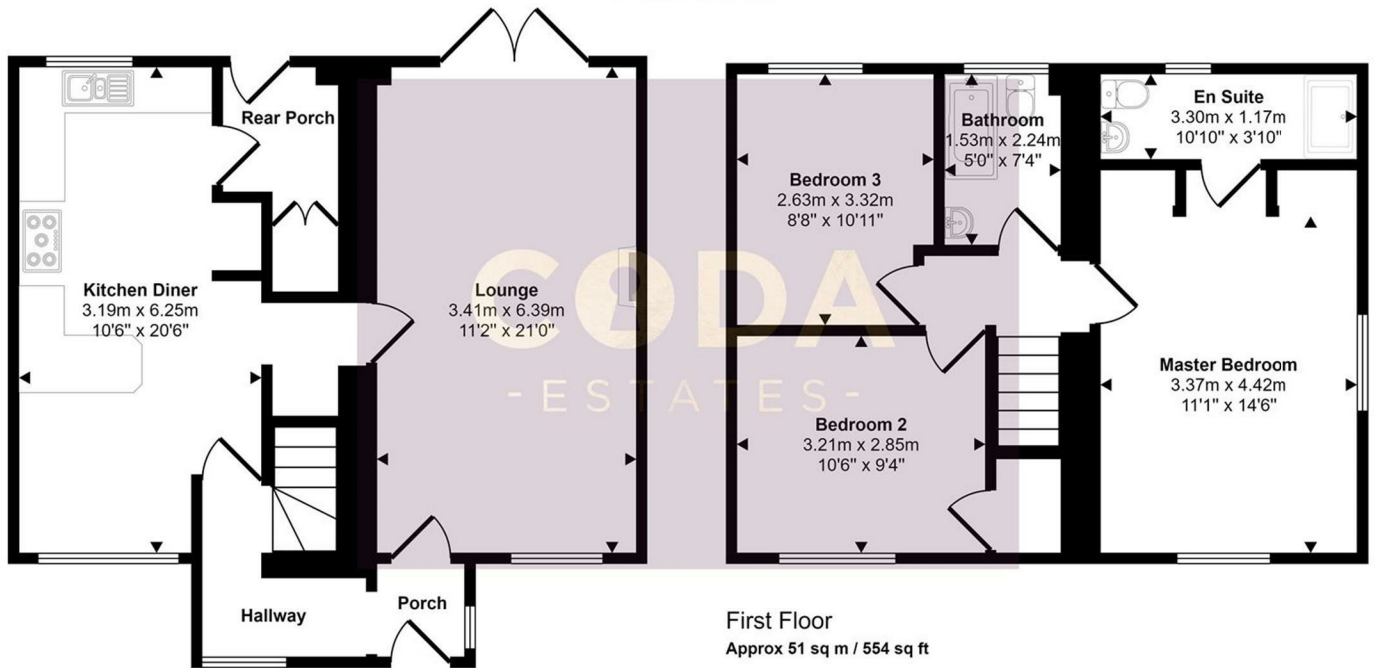
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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	

Approx Gross Internal Area  
107 sq m / 1153 sq ft



**Ground Floor**  
Approx 56 sq m / 599 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.