



8 Fells View, Milton Of Campsie, Glasgow, G66 8FG

Offers Over £127,500

- Beautiful Ground Floor Apartment
- Stylish Bathroom
- Extensive Private Garden Ground
- EER - B
- 2 Double Bedrooms with Storage
- Ample Storage Throughout
- Residents Parking
- Spacious Open Plan Lounge/Dining/Kitchen
- Beautifully Presented & Maintained
- Close to Local Amenities

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*** Similar Properties Required Urgently For Waiting Buyers *** A luxury ground floor 2 bedroom apartment, located within a highly desirable development close to all local amenities. The current owner has maintained and presented the property to an impeccable standard throughout making early viewing essential. Home Report available on request. EER - B



Council Tax Band: C



Modern and generously proportioned, two bed-roomed, ground floor flat enjoying a delightful position within this small, cul-de-sac development close to the centre of the village and within easy reach of the many and varied amenities of Kirkintilloch.

This development is tucked away off Campsie Road, yet so conveniently placed to the local amenities including schooling. The thoughtfully planned interior has been designed for the rigours of a modern lifestyle and boasts a high specification finish as well. Suited to a wide variety of purchasers, ranging from first time buyers to those considering down-sizing and being on the ground floor may well appeal to the elderly or less active. This apartment provides a great opportunity and early viewing is encouraged to avoid disappointment. The internal comprises: Entrance hall, spacious lounge/dining area open plan to fitted kitchen including built-under oven and integral ceramic hob plus integrated fridge/freezer, dishwasher and washing machine, two well-proportioned bedrooms, both of which have built-in wardrobes and bathroom with three piece suite including bath with shower over. This appealing flat is further enhanced by gas central heating, double glazed window frames, extensive private garden area to the rear as well as communal garden and ample communal parking.

Room Dimensions

Entrance Hallway -

Lounge - 5.37m x 3.30m

Kitchen - 3.30m x 2.17m

Master Bedroom - 4.37m x 2.82m (at widest point)

Bedroom 2 - 2.86m x 2.67m

Bathroom - 2.23m x 2.07m

Location

Located just off Birdston Road the property is well placed on the periphery of

the village and is within easy reach 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 - B

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CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

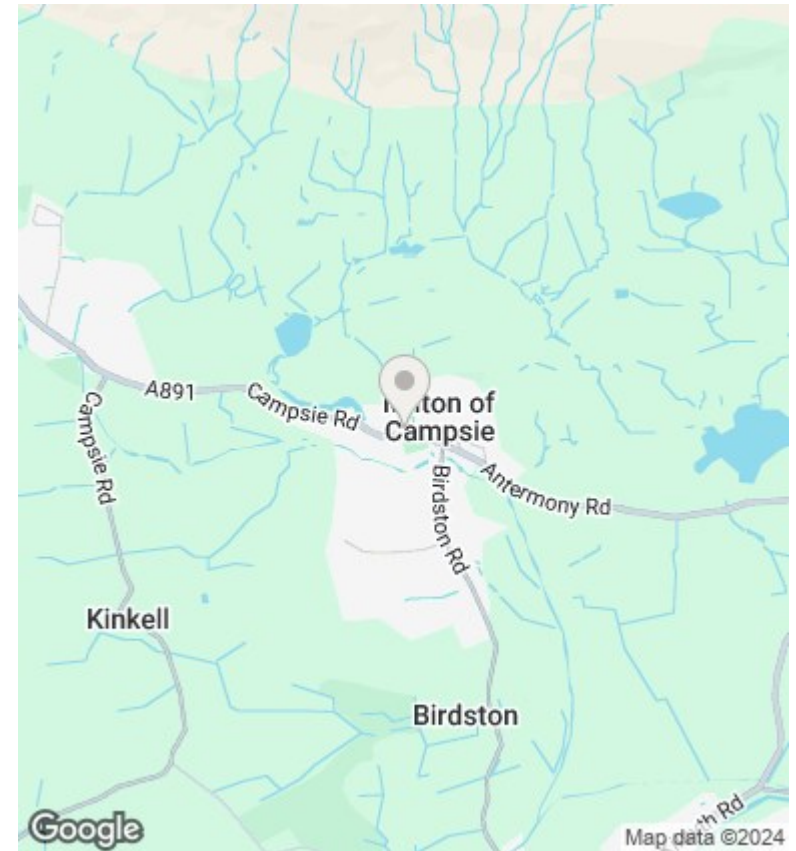




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 information 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 is given for their operation or efficiency can be given. Issue date: 16/09/2024



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	