



Lowcroft Golf Course Road, Balmore, Glasgow, G64 4AW

Fixed Asking Price £495,000

- Substantial Detached Home - £30k Under Home Report
- Flexible Family Living Across 3 Levels
- 4 Generous Bedrooms
- Bathroom, En-suite & WC
- Double Garage, Brand New Boiler, & Consumer Unit
- Bespoke Architectural Design
- 3 Public Rooms - Main Lounge with South Facing Balcony
- Modern Fitted Kitchen and Separate Utility Room
- Additional Land Available (Subject to Negotiations)
- EER - D

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**** Attractive New Fixed Price **** This residence is not just a house; it is a place where memories are made. With its prime location and spacious layout, it presents an excellent opportunity for families seeking a welcoming home in a peaceful setting. Don't miss the chance to make this charming property your own.

 4  2  3  D

Council Tax Band: G



Set within mature grounds a few miles east of Bearsden and Milngavie, in the charming hamlet of Balmore, Lowcroft is a unique, architecturally designed villa built in 1977 that radiates mid-century character and charm. The substantial internal accommodation is formed over three levels and offers an abundance of flexible living space. The property comprises of an entrance vestibule, reception hallway, large formal lounge with stunning floor to ceiling windows with patio door access to the south facing balcony that enjoys the sun throughout the day as well as the surrounding country views, a bright formal dining room again with full height glazing, a separate family room with conservatory, a recently modernised breakfasting kitchen with Corian work surfaces and integrated Neff appliances, a separate utility room with laundry facilities, convenient downstairs w.c, four generously portioned bedrooms, family bathroom, and further en-suite shower room. The property is fully double glazed with gas central heating and a brand new combi-boiler. Externally the property sits within a mature low maintenance plot with decked seating area to the rear. The property also boasts an integrated double garage.

Located in the picturesque village of Balmore on the approach to the picturesque Balmore Golf Club. The village offers a rural setting, but is just a short drive from Bishopbriggs, Bearsden, Kirkintilloch, and is only 7 miles from Glasgow City Centre. Bearsden is only 3.5 miles away and provides a vibrant town centre with a number of fine restaurants, a parish church, library, popular local schools, delicatessens and coffee shops. Sports and leisure pursuits are well catered for with facilities including the Nuffield Health Club and numerous highly regarded Golf Clubs. The property falls within excellent school catchments with local primary schools at Balmore and secondary provision at Douglas Academy, Turnbull High & St Ninians.

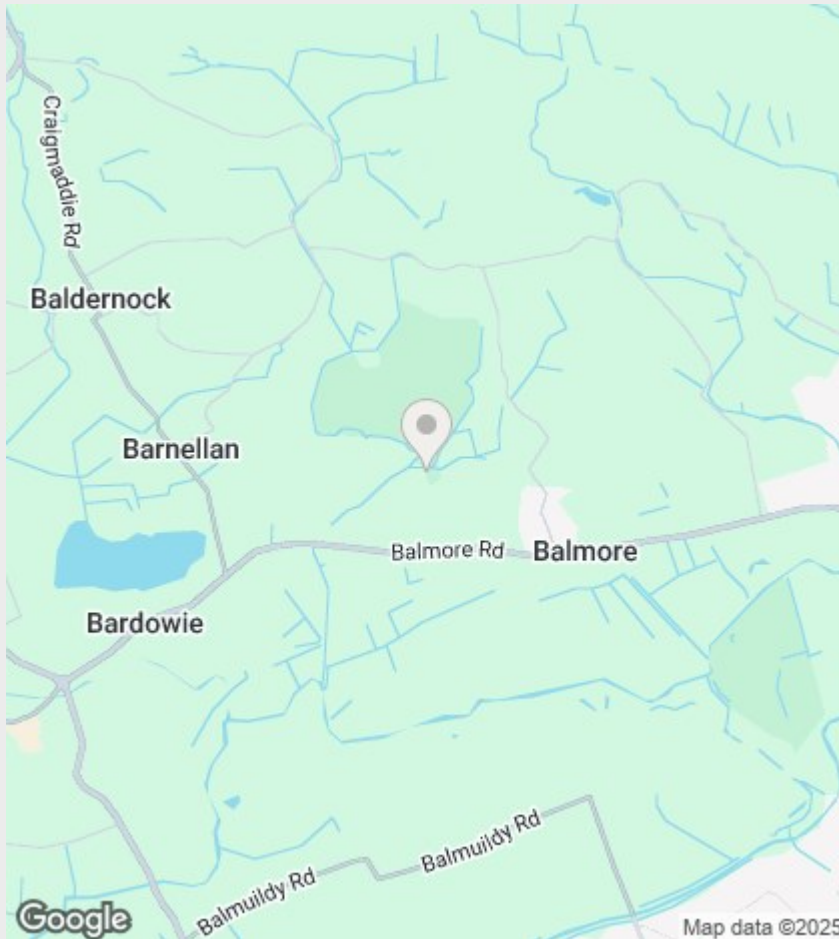
Home Report Available on Request

EER - D

Council Tax - EDC Band G

Viewings Strictly by Appointment.

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

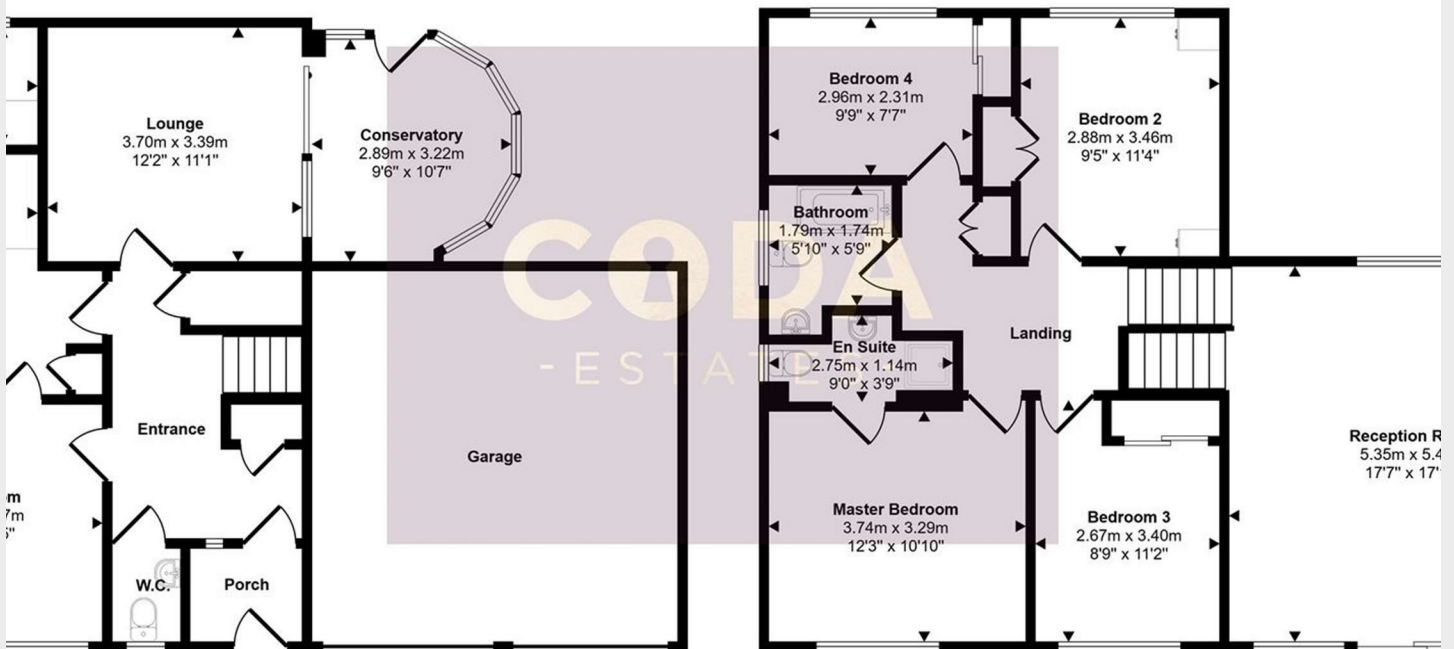
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
187 sq m / 2013 sq ft



First Floor

Approx 89 sq m / 956 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.