



53 Rosehill Road, Torrance, Glasgow, G64 4HE

Offers Over £245,000

- Fabulous Semi-Detached Family Home
- 3 Bedooms, Master with Wardrobe Storage
- Utility Cupboard & Additional Shower Room
- Close To Local Amenities EER - C
- Ideal Residential Location
- Bright Lounge & Dining Kitchen
- Large Mono-Blocked Driveway
- Finished and Presented to an Exceptional Standard Throughout
- Additional Family Room
- Well Tended Gardens

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This is a wonderful opportunity to acquire an exceptional 3 bedroom semi-detached which has been professionally extended and finished/maintained to an impeccable standard throughout. The property boast an open plan dining kitchen, additional family room, downstairs shower room and utility cupboard. Early viewing will be imperative. EER - C



Council Tax Band: D



This superb three bedroom semi detached home is located within a peaceful yet convenient pocket of the village. Conveniently situated for access to a host of amenities at nearby Strathkelvin Retail Park , Bishopbriggs and Kirkintilloch where there is a wide selection of supermarkets and transport links, this property perfectly balances the more semi rural setting with all the conveniences of modern day life.

In brief this wonderful home comprises:- attractive main lounge with storage off, stylish, modern, dining kitchen, featuring a range of base and wall mounted units, and an additional family room to the rear, with downstairs shower room and utility cupboard off. Upstairs, there is a stylish main bathroom, with a three piece suite, and three bedrooms. The master bedroom over looks the front of the property and boasts wardrobe storage. The second bedroom is located to the back with views over the rear garden and the single 3rd bedroom has built in wardrobe storage.

Externally there is a large mono-blocked driveway providing ample off street parking and an extremely attractive, tiered rear garden, which is well stocked with a variety of colourful plants, shrubs, trees and bushes. The rear garden is also fully enclosed, perfect for younger children of family pets.

The specification includes central heating and double glazing.

Room Dimensions

Entrance hallway

Lounge - 4.74m x 3.94m

Dining Area - 2.76m x 2.41m

Kitchen - 2.75m x 2.56m

Family Room - 3.20m x 2.87m

Shower Room - 1.69m x 1.61m

Utility Cupboard - 1.19m x 1.18m

Master Bedroom - 3.77m x 3.00m

Bedroom 2 - 3.00m x 2.92m

Bedroom 3 - 2.85m x 2.32m

Bathroom - 2.20m x 1.60m

Location

Torrance is a sought after village within East Dunbartonshire. There are admired golf courses within the area, picturesque countryside, suitable for walking, cycling, running, horse riding, and other outdoor pursuits. Milngavie and Bearsden are located closely. Excellent schooling is available at all levels within the East Dunbartonshire district and the village is conveniently situated for commuter access to the nearby M80. The village offers a wide selection of local amenities, including a chemist, newsagent and three pubs. There is a regular bus service and main line railway stations at Bishopbriggs and Lenzie.

Home Report Available On Request

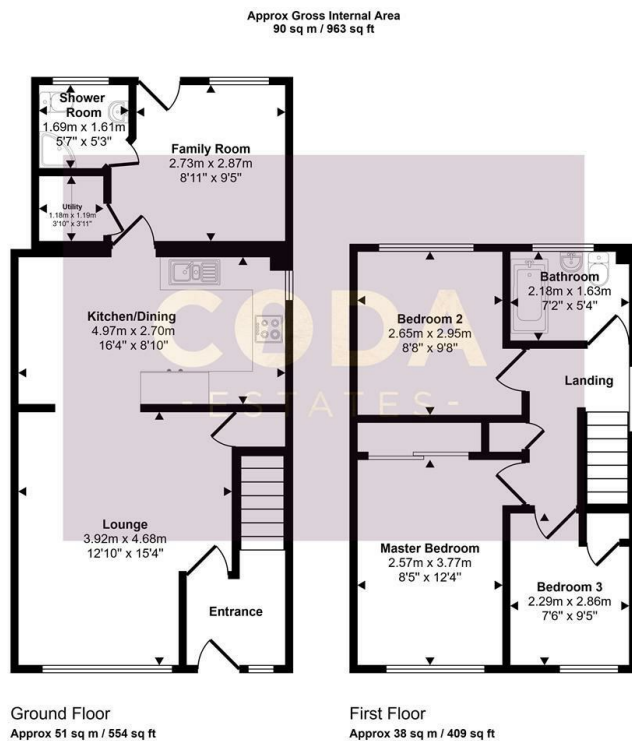
EER - C

Council Tax Band - E

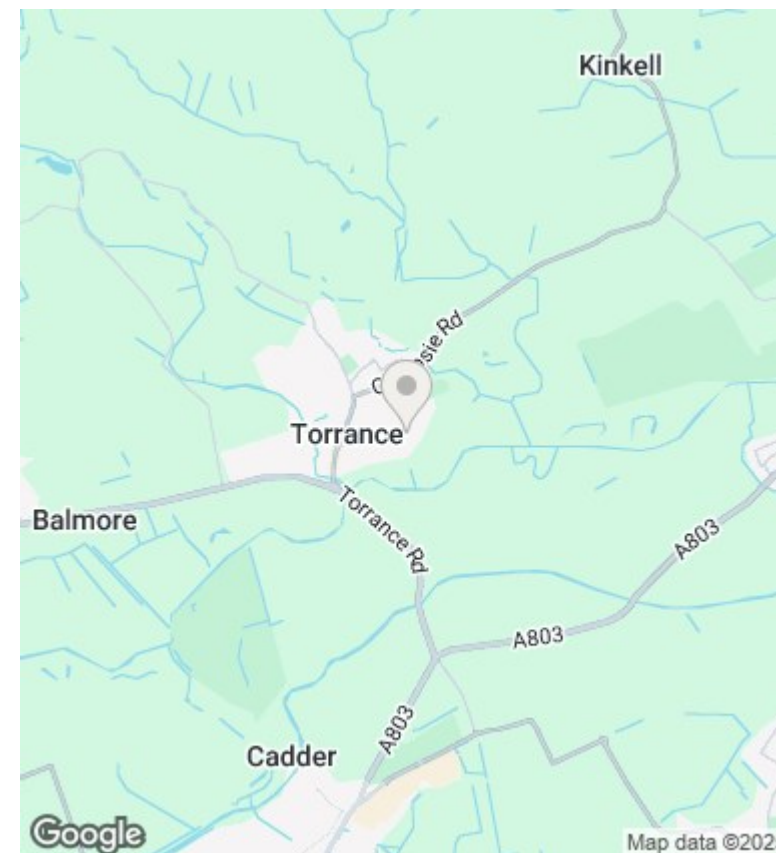
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(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