



7 Bishop Loch Court, Gartcosh, Glasgow, G69 8GB

Offers Over £215,000

- Pristine Two Bedroom Semi-Detached
- Bright - Front Facing Lounge
- Private Driveway
- EER - B
- High Specification Throughout
- Additional Downstairs W/c
- Professionally Landscaped Gardens
- Well Appointed Dining Kitchen
- True Walk in Condition
- Close To Local Amenities & Transportation Link

7 Bishop Loch Court, Glasgow G69 8GB

*** Under Offer - Similar Properties Required For Waiting Buyers !!! Immaculately presented two-bedroom semi-detached home offering contemporary accommodation over two levels. Maintained to an exceptional standard throughout, early viewing will be essential. For further details or to arrange a viewing appointment, do not hesitate to contact the office. Located within this prestigious development which is located close to local amenities and transportation links. EER – B



Council Tax Band:



We are delighted to offer to the market this immediately impressive two-bedroom semi-detached property. This beautiful home is set in a great location, ideal for any young couple, small family or those downsizing, and given the care and the upgrades that have been lavished upon the property and gardens, it is clear to see it is presented in lovely condition, and now is arguably better than when first new.

The accommodation comprises a bright and airy lounge, which given the shape of the room would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light, to create a bright, free-flowing, living space, which is a joy to experience.

The kitchen-diner looks fantastic and is well appointed, including an electric oven, gas hob, newly fitted integral washing machine, newly fitted integral dishwasher and fridge freezer. A bank of wall units has been added beyond the builder's specification to substantially increase storage. It is clear to see the kitchen has been designed with style and functionality in mind, and it offers an attractive and efficient workspace. The kitchen is filled with natural light and leads out to the low-maintenance level and landscaped rear garden. There's ample space for a dining table and the downstairs WC offers a handy addition for any busy family home. There is a particularly large larder cupboard positioned next to the kitchen, where large appliances such as a microwave or coffee machine can be set up out of sight as well as providing an abundance of useful additional storage.

Upstairs there are two spacious bedrooms in this lovely home, both have ample space for free-standing furniture with the master benefiting from built-in wardrobes as well as far-reaching panoramic views over fields and woodland, over to the Campsie Hills in the distance. Bedroom two benefits from a large built-in cupboard above the stairs. The family bathroom is beautifully presented, finished in quality RAK sanitary ware and Porcelanosa tiles. It's bright and fresh and contains a white suite, including a shower over the bath.

The property is kept warm and comfortable, with double glazing, gas central heating, full-fibre broadband and energy-efficient solar panels. Parking for two cars is provided on the mono-blocked driveway to the side aspect of the property. The stunning rear garden has a large deck and is not directly overlooked, enjoying a peaceful woodland backdrop. It's secure, private, child and pet-friendly and on sunnier days offers a fantastic space to sit and relax.

Additional features include quality, engineered oak herringbone flooring throughout the ground floor, external LED spotlights front and rear and attractive panoramic views to the rear. The large loft space has been professionally floored and shelved with a larger hatch and solid fold down ladder installed, providing a great place to store additional items and could make a fantastic future further bedroom, subject to planning.

Early viewing is an absolute must for anyone seeking a stylish and highly desirable home, set within a great location, where all the hard work has already been done.

Room Dimensions

Entrance Vestibule - 1.49m x 1.41m

Lounge - 3.94m x 3.20m

Dining Kitchen - 4.38m x 2.88m

Downstairs w/c - 1.63m x 1.05m

Utility Cupboard

Master Bedroom - 3.61m x 3.00m

Bedroom 2 - 4.23m x 2.88m

Bathroom - 2.09m x 2.08m

Upper Landing - 2.42m x 2.08m

Location

The property is a short walk from Gartcosh railway station, with commuters able to travel into central Glasgow via train in less than half an hour. Gartloch Village has a bus service which connects to Glasgow Fort where express motorway buses can be in the city centre in 15 minutes. Residents are close to a selection of local amenities, with Glasgow Fort - a popular shopping destination - just minutes away by car

This property falls under the administration of Glasgow City Council.

Leisure

This home is ideally located close to natural spaces and more central locations. Glasgow city centre is a 15 minute drive away, home to a variety of attractions including Glasgow Botanic Gardens, Glasgow Cathedral and a wide array of museums.

Blair Drummond Safari Park is a 30-minute drive from Gartcosh, with RSPB Baron's Haugh taking 20 minutes by car and the home a short distance away from Gartcosh local nature reserve.

Drumpellier Loch with its attractive walking routes is a short five minute car journey away and Strathclyde Loch and Country Park as well as Chatelherault Country Park are under 15 minutes' drive away, with the former benefitting from a beach. Drumpellier Golf Club is three and a half miles away, with journeys to M&D's Theme Park taking just quarter of an hour when driving.

Shopping & Dining

Glasgow city centre is lined with popular retail stores, and takes just 15 minutes from the development in the car. Glasgow Fort, a large outdoor shopping centre, is just 5 minutes away.

For local dining, Chin Chin has been awarded the Good Food Award for three years in a row, and La Campagnola has won awards for its extensive wine list.

Education

For younger children, the highly rated Lochview Pre-School Nursery is half a mile away. Our Lady and Saint Joseph's Primary and Nursery is another school favoured by parents, taking just six minutes by car. Saint Barbara's Primary School is also well-regarded and is just under two miles away.

Popular secondary school choices include Chryston High School, which is just over a five-minute drive away from the development.

Further education options nearby include City of Glasgow College, which takes 14 minutes by car.

The highly regarded University of Glasgow is a 25-minute drive away and University of Strathclyde can be reached by train.

Transport

Residents can drive to Edinburgh in just over an hour, with the homes having excellent connections via the M73, M74, and M8. Gartcosh is ideally situated for commuters and those looking to explore areas further afield, with Gartcosh train station within walking distance and benefitting from direct services to Glasgow, arriving in the city centre in just under 20 minutes.

There are several local bus routes, including routes going through the centre of Glasgow. The home is also a half-hour drive away from Glasgow airport.

Home Report Available on Request

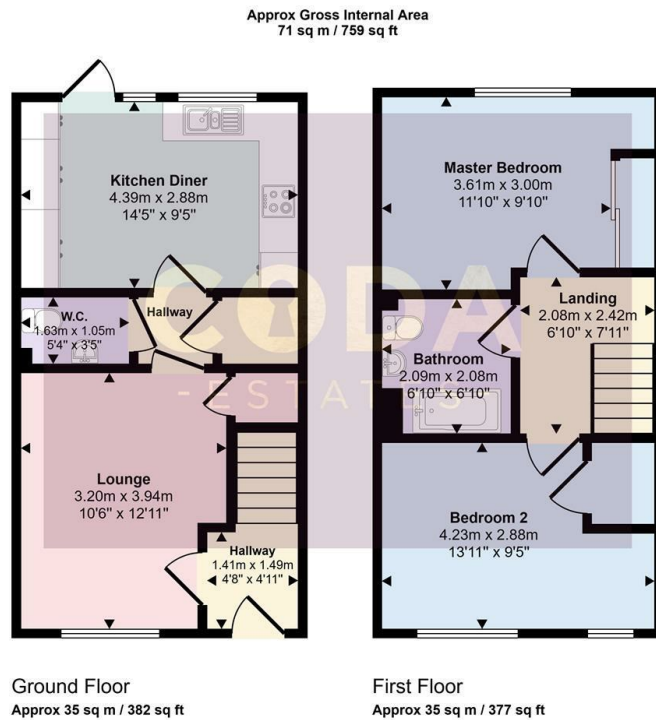
EER - B

Viewing Strictly By Appointment

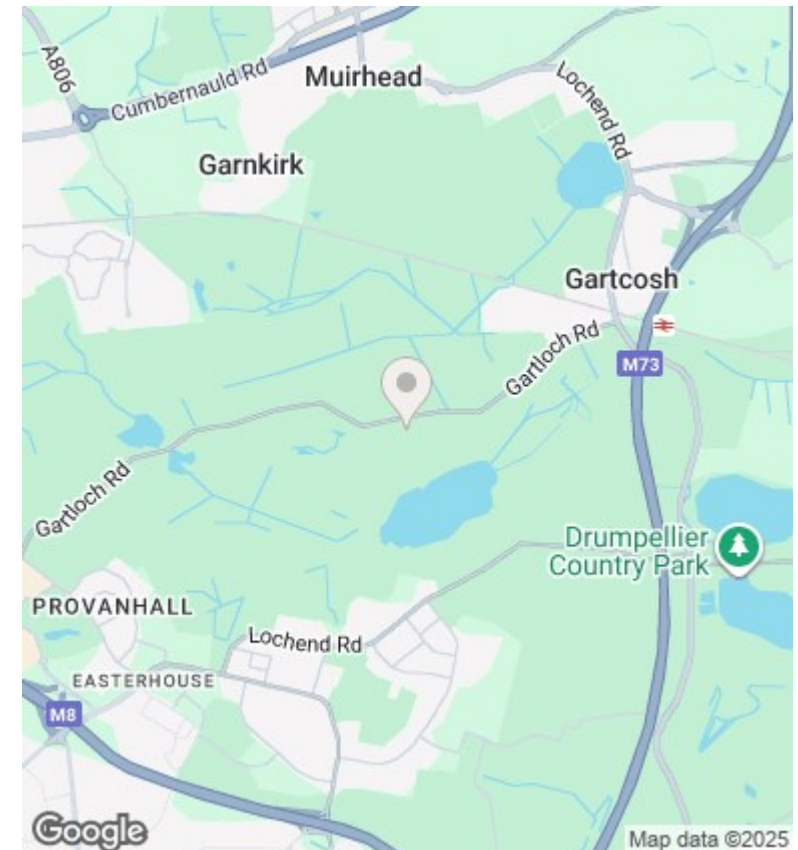
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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