



DETACHED BUNGALOW

1 MOSSBANK AVENUE
HOGGANFIELD
G33 1LG



1 MOSSBANK AVENUE, HOGGANFIELD G33 1LG

In immaculate order throughout and beautifully presented this impressive modern DETACHED BUNGALOW offers first class accommodation and viewing will not disappoint. Occupying an enviable position within this successful development, the “all on the level” accommodation is set amidst carefully laid and fully stocked gardens including an enclosed south facing rear garden.

Decorative double glazed and PVC front door onto entrance hall with deep recessed cloaks/storage cupboard, impressive generously proportioned lounge with bay window to front enjoying pleasant aspects, fabulous near 19'6 x 12'3 fully fitted dining kitchen with aspects to side and door onto the mono block paved driveway. The preparation area comprises extensive floor and wall mounted white units with complimentary marble veneer work tops, tiled splashback, integrated appliances to include: oven, hob, hood, microwave and dishwasher (please note the remaining white goods are available), main bedroom to rear with extensive built-in mirror wardrobes to one wall and French doors onto large south facing conservatory with tiled floor finish and French doors to the rear garden, additional double bedroom again with mirror wardrobes, single bedroom with window to side and en-suite toilet comprising three piece suite to include a bidet, modern fitted and fully tiled shower/wet room.

The specification is further enhanced by gas central heating (boiler replaced 2019) and PVC double glazing.

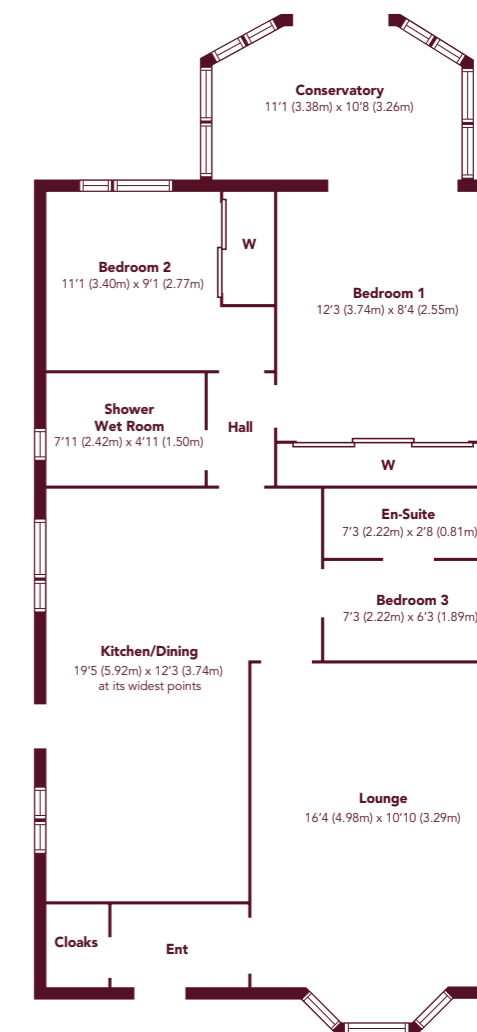
Extensive mono block paved driveway to side providing off street parking and access to single car detached garage with “up and over” door, power and lighting laid on.

Situated nearby Hogganfield Loch and Cumbernauld Road, the property is also only a few minutes to the Robroyston retail park including a large Asda, Glasgow Fort retail park, in addition to access to the M8 and M80 with a short commute to Glasgow City Centre, Cumbernauld and Stirling etc.



Measurements

LOUNGE	16'4 (4.98m) x 10'10 (3.29m)
KITCHEN/DINING	19'5 (5.92m) x 12'3 (3.74m) at its widest points
BEDROOM THREE	7'3 (2.22m) x 6'3 (1.89m)
EN-SUITE	7'3 (2.22m) x 2'8 (0.81m)
BEDROOM ONE	12'3 (3.74m) x 8'4 (2.55m)
CONSERVATORY	11'1 (3.38m) x 10'8 (3.26m)
BEDROOM TWO	11'1 (3.40m) x 9'1 (2.77m)
SHOWER/WET ROOM	7'11 (2.42m) x 4'11 (1.50m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Travelling east along Royston Road from the roundabout at the junction with Robroyston Road, turn left at the next roundabout into Mossbank Avenue, following the road round to the right and number 1 is on right immediately at the junction with Colintraive Avenue.

Viewing

By appointment with Miller Beckett & Jackson, 0141 204 2833.

EPC

C

Council Tax

Band E.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



FREE VALUATIONS
CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE