



12 Lochalsh Crescent, Milton Of Campsie, Glasgow, G66 8EZ

Offers Over £155,000

- Exceptional Garden Apartment
- Stylish Walk in Shower Room
- Substantial Private Garden Area to Front, Rear and Side.
- EER - D
- Two Double Bedrooms with Wardrobe Storage
- Attractive Countryside Views to Rear
- Private Driveway & Large Garage
- Well Appointed Kitchen with Door To Rear
- Desirable Residential Location
- Close To Local Amenities

12 Lochalsh Crescent, Glasgow G66 8EZ

A spacious & bright 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 excellent standard throughout making early viewing essential. The property will attract interest from an array of buyers :- single professional, young couple, those downsizing. Home Report available on request. EER - D



Council Tax Band: C



CODA



CODA

Award winning, CODA Estates are delighted to present this two bedroom garden flat in the popular village of Milton of Campsie, on Lochalsh Crescent. The property boasts a bright and spacious interior with a lounge, modern fitted kitchen, two double bedrooms and stylish fitted shower room. Externally, there is a private driveway, garage, front garden, side garden laid to lawn and a stoned chipped rear garden.

Entrance

From the roadside, you proceed down the front path and access the property via the front door into a small vestibule porch.

Lounge/Dining Area

Well presented lounge with a large window overlooking the front of the property, allowing in plenty of light. There is ample space for both dining and living room furniture.

Kitchen

Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood, built in microwave and integrated washing machine. The fridge/freezer is included. Door to the rear garden.

Master Bedroom

Well-proportioned double bedroom with fitted wardrobes and windows to the front.

Bedroom 2

Further double bedroom with fitted wardrobes. Windows to the rear.

Shower Room

Attractive fitted bathroom with shower, wash hand basin and W.C. Tiled walls.

Textured glass window to the rear and a large heated towel rail.

Garden Plot/ Driveway/Garage

The property is located on a large plot with an extensive private garden to the side of the property, which is laid to lawn, and a stone chipped garden area to the rear. In addition, this property also offers a driveway, front garden ground and large garage.

Summary

A bright and well presented two bedroom home, situated in the sought after village of Milton of Campsie. The property offers lots of outdoor space with a garage and driveway inclusive. Early viewing is advised to avoid disappointment.

Room Dimensions

Entrance Porch

Lounge - 4.54m x 3.21m

Kitchen - 2.88m x 2.34m

Master Bedroom - 3.40m x 2.39m

Bedroom 2 - 2.76m x 2.40m

Shower Room - 1.93m x 1.81m

Location

Nestling at the foot of the Campsie Fells, Milton of Campsie is readily accessible for the neighbouring towns of Kirkintilloch, Lenzie, Bishopbriggs, Lennoxtown and Kilsyth. It is well placed for commuting to Glasgow and to the other commercial centres of central Scotland. The village offers a variety of shops, post office, local churches and new tea shop. Milton of Campsie is known as the gateway to the Campsie Fells and provides an excellent environment for outdoor enthusiasts with pleasant walks in the surrounding countryside.

Home Report Available on Request
EER - D
Viewings Strictly By Appointment

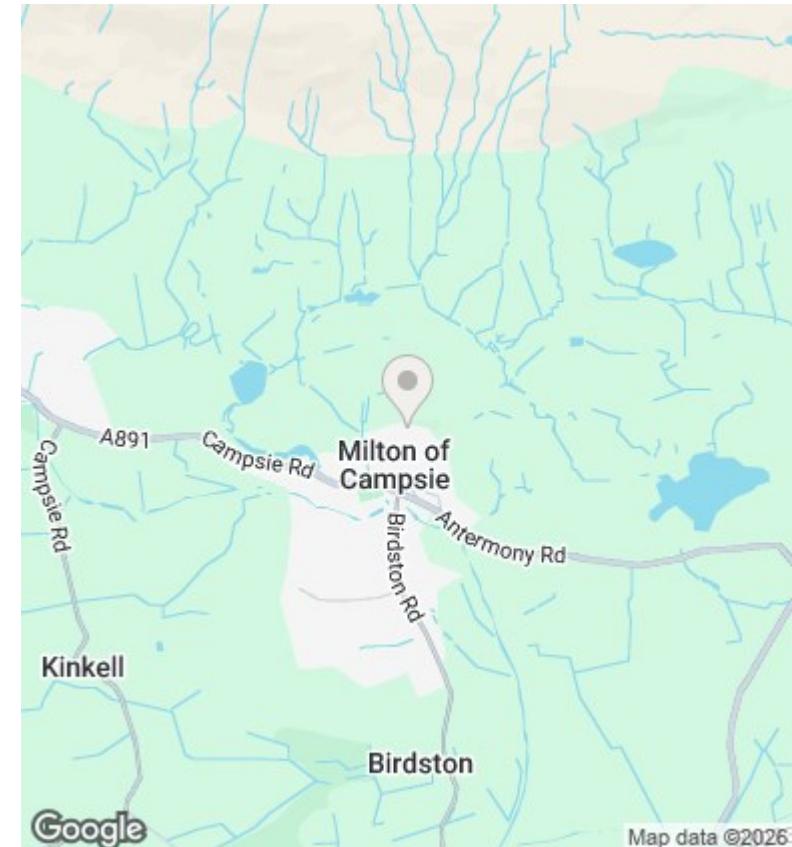
CODA Estates provide a free valuation service. If you are considering selling
your own home please telephone 0141 775 1050







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

C

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