

Second Floor Flat

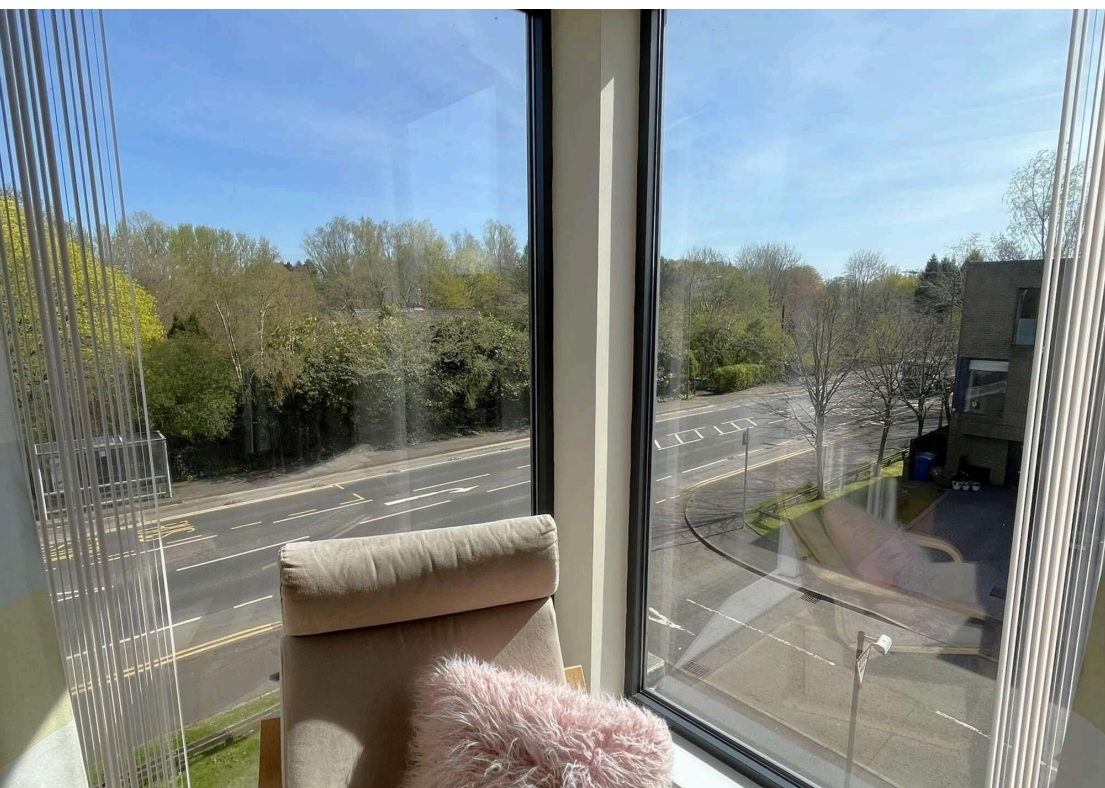
2/2, 12 Lochview Gate, Hogganfield, Glasgow, G33 1QD

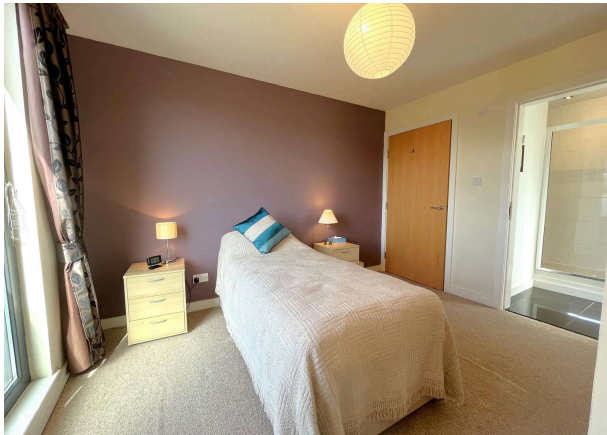
Offers Over £145,000



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Description

This superb two bedroom second floor flat offers an exciting opportunity for a variety of buyers. Presented in excellent condition this stylish apartment forms part of an established modern development located adjacent to Hogganfield Loch which lies to the northeast of Glasgow City Centre.

The building sits within landscaped grounds and there is an allocated parking space within the private residents' car park to the rear along with ample visitor parking. Entry is via a secure buzzer system and there is an elevator serving all floors. The entrance foyer and stairwell are neatly maintained and this property is found on the 2nd floor to the right hand side.

As you step inside this flat you find the decor is fresh and contemporary, the beautiful tiled flooring in the hall continuing into the living space and kitchen. There is a handy store cupboard off the hallway. To the rear of the property are both bedrooms which are nicely proportioned, have built in wardrobes and enjoy pleasant aspects. The master bedroom has an en-suite shower room complete with wc, wash hand basin and broad shower cubicle with mains shower fitment. There is a wall mounted mirrored cabinet and a window to the side elevation lends natural light to this room. The principal bathroom is found off the hallway and is also of a high specification. There is stylish tiling to splash back around the three piece suite, a large mirror to one wall and a tall cabinet.

Worth particular mention is the fantastic living space which has a dining area and is on an open plan basis with the kitchen. A feature of this space are the almost floor to ceiling height window formations which allow plenty of light to flood in and afford lovely aspects towards the treelined Hogganfield Park. The kitchen is beautifully appointed complete with integrated fridge freezer, oven, hob and dishwasher. A tumble dryer sits neatly beneath one of the worktops and separate utility room houses a washing machine and the Ferroli combination boiler.

The windows are double glazed and there is a gas fired central system.

Lochview Gate enjoys an appealing setting close to local services in Hogganfield and nearby Riddrie. The Glasgow Fort Shopping Centre is a short distance away providing further shopping and recreational facilities. Those commuting have access to regular bus services along Cumbernauld Road and the M8 motorway is easily accessible. Hogganfield Loch and Park sit opposite this property and provides a lovely outdoor space to be enjoyed. The Golf It! complex and Padel courts are also found within the park.

James Gibb Residential Factors. Approximately £180.00 per month.



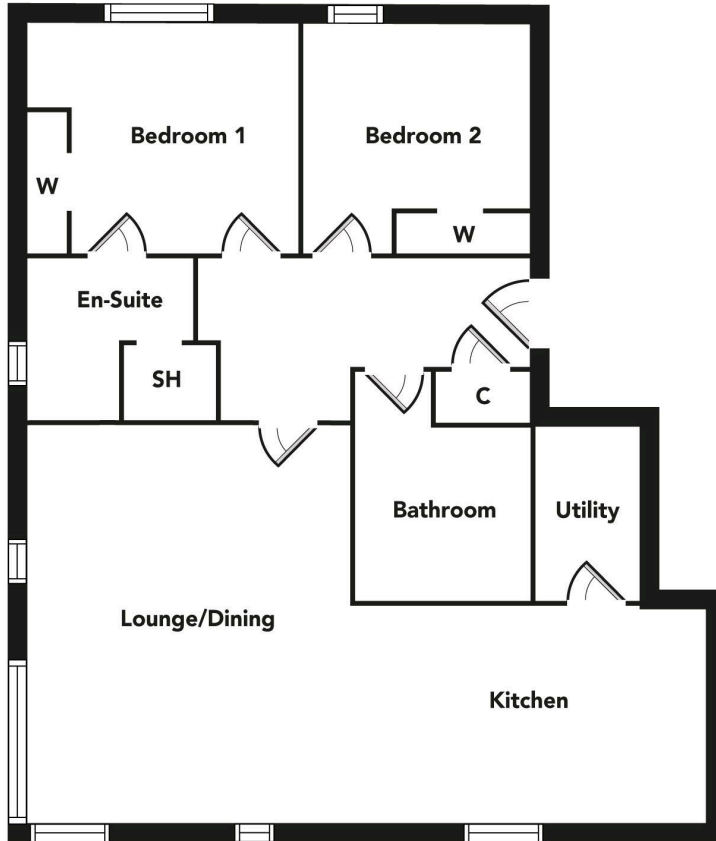
Room Dimensions

Reception hall	4.29 m x 1.93 m / 14'1" x 6'4"
Lounge/dining room	4.93 m x 4.80 m / 16'2" x 15'9"
Kitchen	3.12 m x 2.97 m / 10'3" x 9'9"
Bedroom 1	3.61 m x 3.30 m / 11'10" x 10'10"
Bedroom 2	3.61 m x 2.84 m / 11'10" x 9'4"
Utility Room	1.83 m x 1.04 m / 6'0" x 3'5"
Bathroom	2.46 m x 2.11 m / 8'1" x 6'11"
Ensuite	1.75 m x 1.68 m / 5'9" x 5'6"

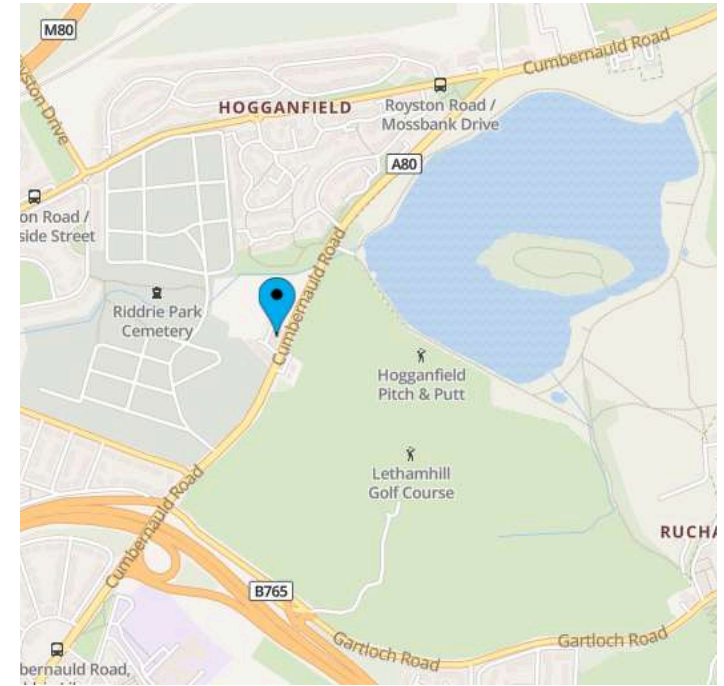
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Features

- Stylish 2nd floor apartment
- Two bedrooms - master en-suite
- Fantastic living space
- Beautifully appointed kitchen
- Allocated parking space
- Pleasant aspects
- Appealing setting close to local services and M8 motorway



Floorplans are indicative only - not to scale
 Produced by Plushplans 



TRAVEL DIRECTIONS

Travelling eastbound on the M8 motorway take junction 12 signposted for Riddrie/Stepps. Turn left onto the A80, Cumbernauld Road, and continue ahead. This property is found a short distance along on the left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

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ESPC Ref: E505464

