CODA
-ESTATES-







166 Chryston Road, Chryston, Glasgow, G69 9NA

Offers Over £89,950

- One Bedroom Lower Cottage Apartment
- Spacious Reception Room
- Attractive to An Array of Buyers
- EER - D
- Fabulous Residential Location
- Stylish Fully Fitted Kitchen
- DG, GCH, Adequate Storage & On Street Parking
- Large Private Garden Plot Front & Rear
- Tasteful Bathroom With Over The Bath Shower
- Close To All Local Amenities

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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Situated within a popular residential pocket this is an unique opportunity to acquire a main door, lower cottage, one bedroom apartment. Seldom available this property will be attractive to a number of discerning buyers making early viewing imperative. Phenomenal potential with an exceptional garden plot. EER - D

1 1 1 D

Council Tax Band: A





This main door, ground floor cottage flat occupies a superb position within the popular location. The property enjoys a quiet setting and yet is only a short walk from local amenities and transport links.
The entrance to the property is to the side of the building and opens into a welcoming reception hallway. The hall allows access to all principal apartments.
The spacious lounge/dining room overlooks the front of the property. The contemporary kitchen has a range of units incorporating a number of integrated appliances. This charming apartment has a generous sized double bedroom. The internal accommodation is completed by the bathroom and a large storage cupboard.
A particular feature of the property is the large private gardens to the front and rear. The garden is laid mainly to lawn and established planting (particularly in the front garden). There is a garden shed for additional storage. There is the further benefit of double glazing, gas central heating and ample on-street parking to the front of the property.

Schooling
Chryston Road lies with the catchment for Chryston Primary School, St Barbaras Primary School, Chryston High School and Our Ladys High School

Room Dimensions
Hallway - 2.11m x 1.15m
Lounge/Dining Room - 5.01m x 3.70m
Kitchen - 4.15m x 2.13m
Bedroom 1 - 3.76m x 3.27m
Bathroom - 2.13m x 1.66m

Location
The property, which enjoys fabulous views to the rear, is ideally placed to benefit from the many amenities found within close proximity. These include a variety of nearby shops catering for all day-to-day requirements with more extensive shopping available towards either Lenzie, Stepps, Cumbernauld, Robroyston or the Glasgow Fort, as well as schooling at both primary and secondary levels. Public transport facilities including regular bus services and for the commuter and there are excellent road links providing easy access to Glasgow City Centre and to the M8 Motorway network, as well as Stepps train station.

Home Report Available on Request
EER - D
Viewings 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 selection of professional selling packages.








BATH
WASH
SOAK

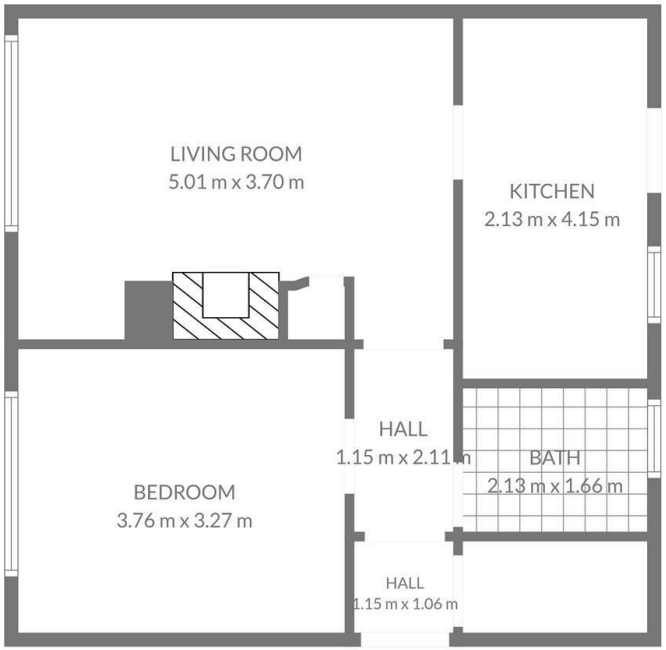












TOTAL: 51 m2
Ground floor: 51 m2
EXCLUDED AREAS: WALLS: 5 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



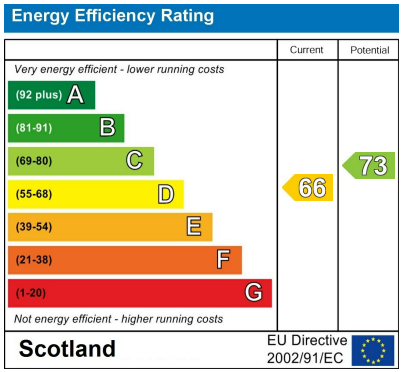
Directions

Viewings

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

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