



GROUND FLOOR APARTMENT

8A HAZELDEN PARK
MUIREND
G44 3HA



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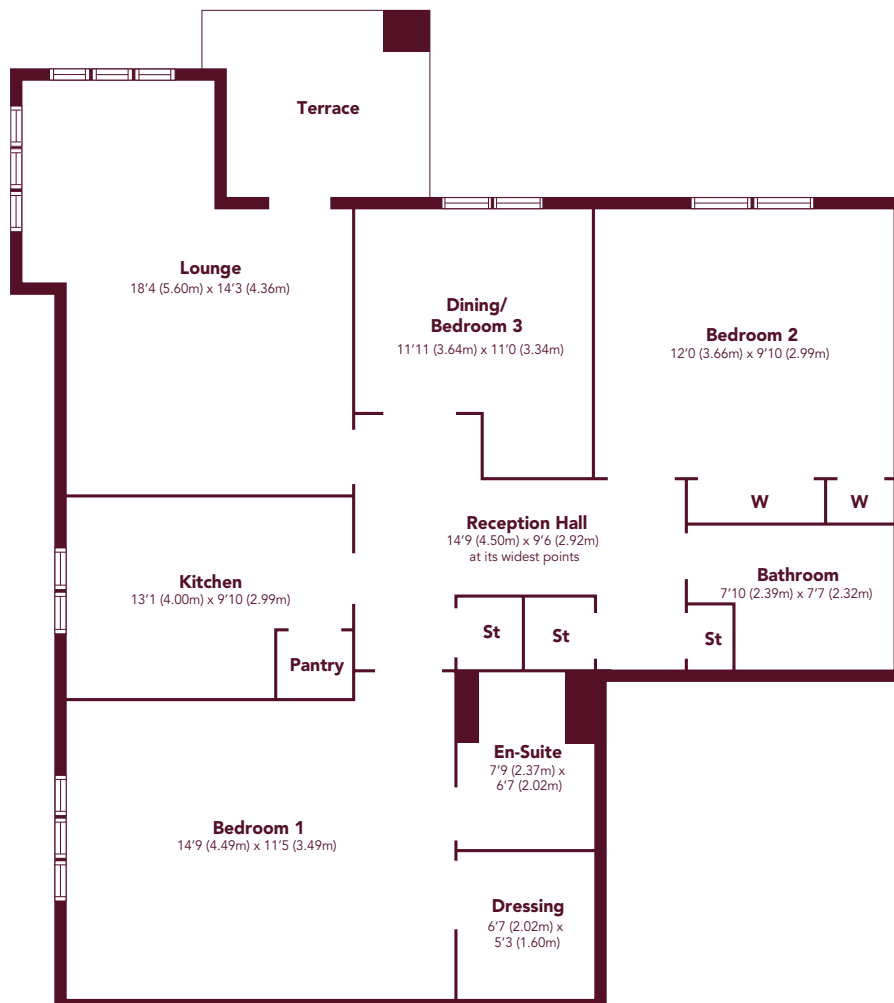
Impressive modern GROUND FLOOR APARTMENT within exclusive and landscaped development completed by Messrs Dickie Homes circa 2002. Generously proportioned throughout with a high specification and enjoying southerly aspects over professionally maintained private residents gardens, the property is only a short walk to Muirend Station, Sainsbury's on Clarkston Road, a wide and varied range of shopping, cafes and excellent public road transport.

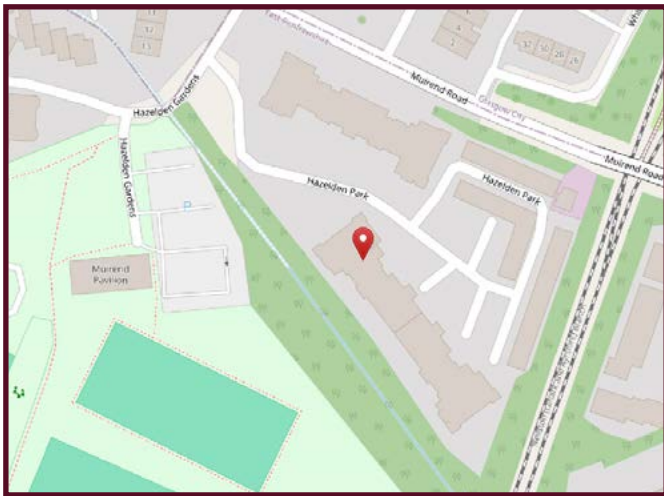
Audio/visual security controlled access onto attractive entrance, large reception hall with three storage cupboards, fabulous 18' lounge with aspects over the private gardens, focal point limestone fireplace and door onto south facing sun terrace, principal bedroom comprising a generously proportioned double with walk-in dressing room and partially tiled en-suite bathroom, two further double bedrooms (one with fitted wardrobes, one could be used as a formal dining room), fitted dining kitchen comprising floor and wall mounted white wood veneer fronted units with complimentary work tops, tiled splash back and pantry, within the kitchen are extensive built-in fitted appliances to include double oven, hob, hood, fridge, freezer, dishwasher and washing machine, partially tiled bathroom comprising three piece suite.

Gas central heating and double glazing. Single car lock-up garage. Residents and visitor private parking adjacent.

Measurements

RECEPTION HALL	14'9 (4.50m) x 9'6 (2.92m) at its widest points	BEDROOM TWO	12'0 (3.66m) x 9'10 (2.99m)
LOUNGE	18'4 (5.60m) x 14'3 (4.36m)	DINING/BEDROOM THREE	11'11 (3.64m) x 11'0 (3.34m)
BEDROOM ONE	14'9 (4.49m) x 11'5 (3.49m)	KITCHEN	13'1 (4.00m) x 9'10 (2.99m)
DRESSING ROOM	6'7 (2.02m) x 5'3 (1.60m)	BATHROOM	7'10 (2.39m) x 7'7 (2.32m)
EN-SUITE	7'9 (2.37m) x 6'7 (2.02m)		





Travel Directions

Traveling west along Muirend Road from the junction with Clarkston Road (Sainsbury's on right), past Muirend Station on right, turning left at the traffic lights onto Braemar Court, first left onto Hazelden Park and number 8 is at the very top of the cul-de-sac on right.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

B

Council Tax

Band G.

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.



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