

FREEHOLD



House - Townhouse (EPC Rating:)

45 LAKEVIEW GROVE, GLASGOW, G33 1FU

Fixed price

£260,000

FEATURES

- 3 Bedrooms
- No Onward Chain
- Close to Local Amenities
- Close to Hogganfield Loch
- 3 Bathrooms
- Great Motorway Links
- Sought After Location
- Built in 2022



SWEET HOME



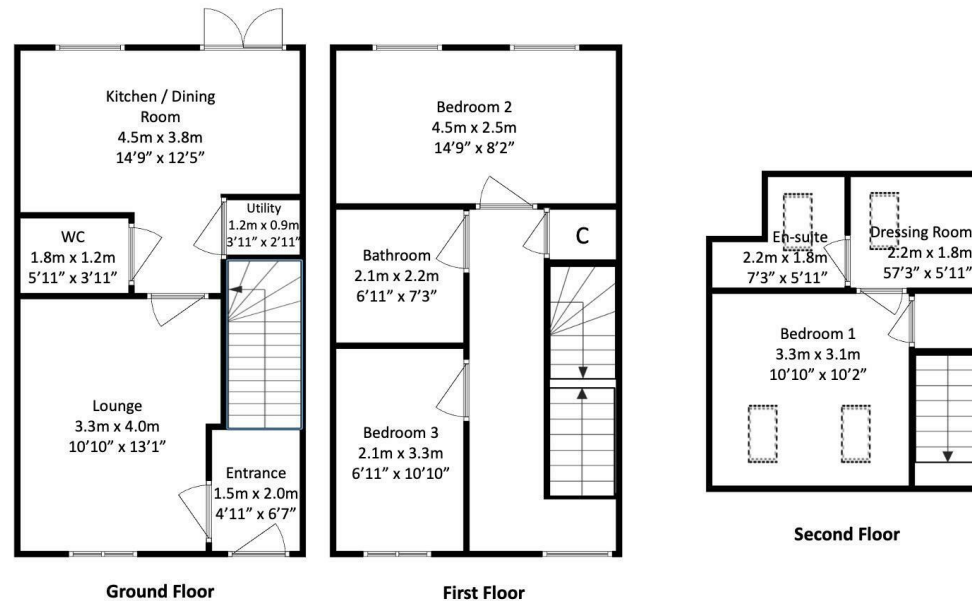
3 Bedroom House - Townhouse located in Glasgow

This beautifully presented three-bedroom, three-bathroom terraced townhouse forms part of the sought-after Dundonald house type, built in 2022 by Lovell Homes, and offers stylish, modern living across three spacious levels.

The property boasts generous and well-proportioned bedrooms, ideal for families or professionals seeking flexible living space. The ground floor features a welcoming entrance, a convenient downstairs WC, and contemporary fixtures and fittings throughout, reflecting the home's modern design and quality finish.

A standout feature is the impressive top-floor principal bedroom suite, complete with a sleek en-suite shower room and a superb fitted wardrobe area, designed in a walk-in style to maximise both storage and functionality.

Perfectly positioned in the ever-popular Hogganfield area, the property enjoys an enviable setting right beside Hogganfield Loch, offering scenic surroundings and pleasant outdoor walks on your doorstep. Directly across the road is the vibrant Golf It! leisure destination, which includes padel courts, family-friendly facilities, and a private nursery, making it ideal for a wide range of buyers.



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Council Tax Band

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive		
	2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

