



103 Cumbernauld Road, Chryston, Glasgow, G69 9AD

Offers Over £75,000

- Well-proportioned lower cottage flat with excellent renovation potential
- Spacious front facing living room ideal for relaxing or entertaining
- Kitchen positioned to the rear overlooking the garden
- Gas central heating with brand new boiler and double glazed windows
- Conveniently located close to local amenities, schooling and excellent transport connections to Glasgow and the Central Belt
- Flexible accommodation extending to approximately 569 sq ft
- Good-sized double bedroom with ample space
- Extensive rear garden offering excellent outdoor potential
- An ideal purchase for first-time buyers, landlords or downsizers
- Energy efficiency rating - D

103 Cumbernauld Road, Glasgow G69 9AD

Offering exceptional potential in the heart of Chryston, this spacious lower cottage flat presents an ideal opportunity for buyers looking to modernise and add value. Boasting generous room proportions, a substantial private rear garden and the convenience of single-level living, the property is perfectly suited to first-time buyers, investors or those looking to downsize. Enjoying a popular residential setting with excellent transport links and local amenities close at hand, this is a fantastic opportunity to create a home tailored to your own style and requirements.



Council Tax Band: A



Set within the popular village of Chryston, this spacious lower cottage flat offers an excellent opportunity for buyers looking to modernise and create a home to their own specification. Although the property would benefit from a degree of upgrading, it offers generously proportioned accommodation, a large private rear garden, and excellent potential to add value, making it an ideal purchase for first-time buyers, investors, or those seeking the convenience of on-the-level living.

The accommodation is entered via a welcoming reception hallway providing access to all apartments. To the front of the property, the bright and spacious lounge offers ample room for both living and dining furniture, creating a comfortable space for everyday living and entertaining. Also overlooking the front is the generous double bedroom, which benefits from excellent proportions and plenty of space for freestanding furniture.

Positioned to the rear, the fitted kitchen enjoys views over the garden and offers a practical layout with excellent scope for refurbishment to suit modern tastes. The accommodation is completed by a bathroom fitted with a three-piece suite.

A particular feature of the property is the substantial rear garden, offering an excellent outdoor space with fantastic potential for landscaping, entertaining or simply enjoying the outdoors. Its size provides a rare opportunity to create an impressive garden while further enhancing the property's appeal.

Further benefits include gas central heating, with a brand new boiler, and double glazing.

Offering spacious accommodation in a highly regarded location, this property represents a fantastic opportunity to add value and create a home tailored to your own requirements. Early viewing is highly recommended.

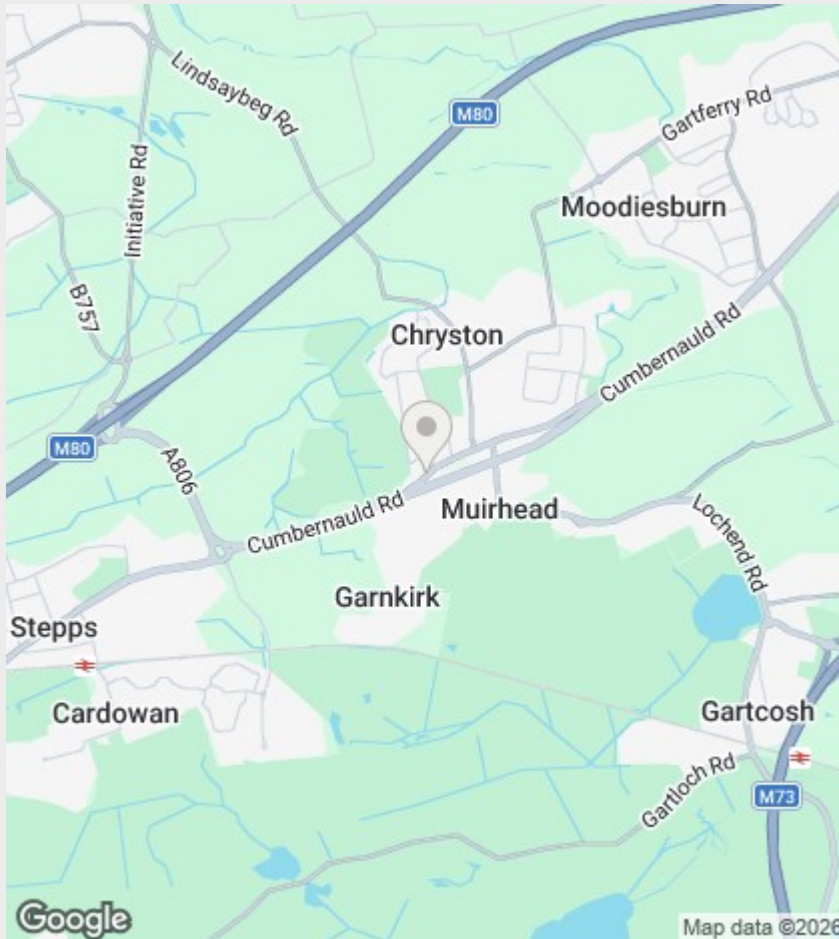
Council Tax: North Lanarkshire Band A

Home Report: Available upon request.

EER: D

Viewings strictly by appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

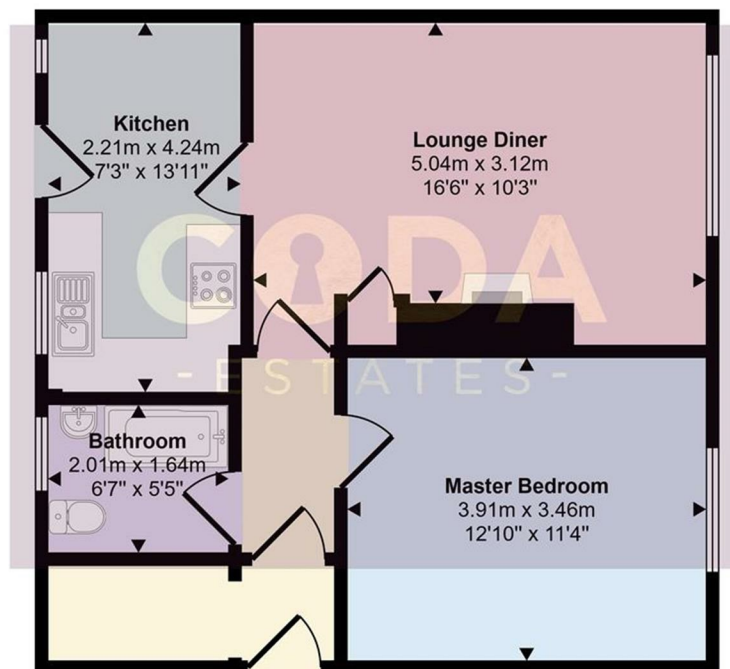
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
53 sq m / 569 sq ft



Floorplan

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