



47 Main Street, Torrance, Glasgow, G64 4EX

Offers Over £110,000

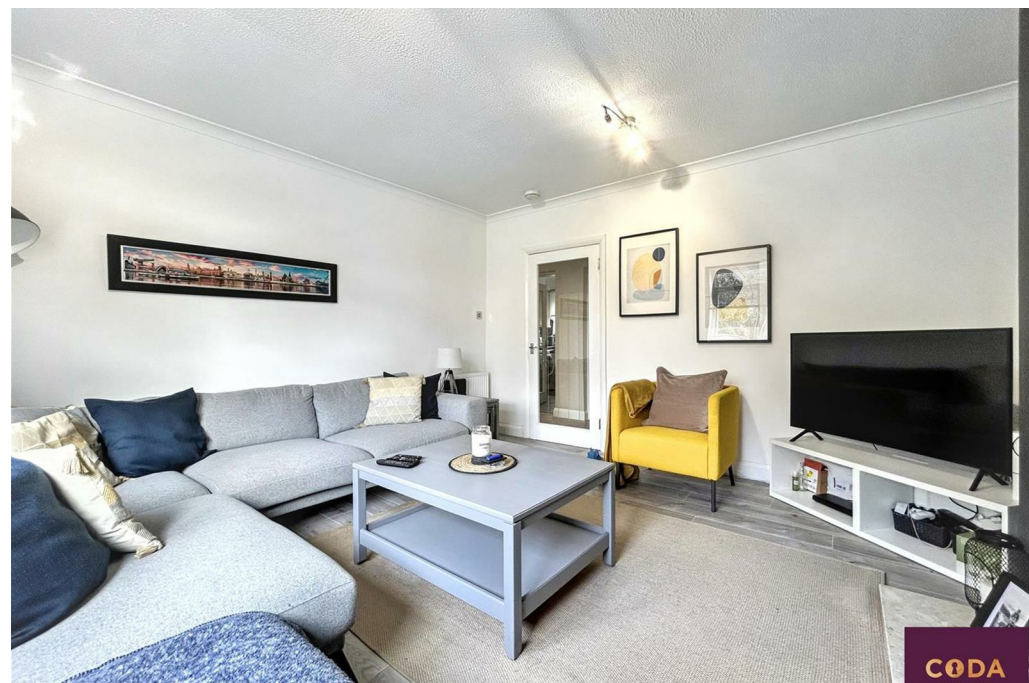
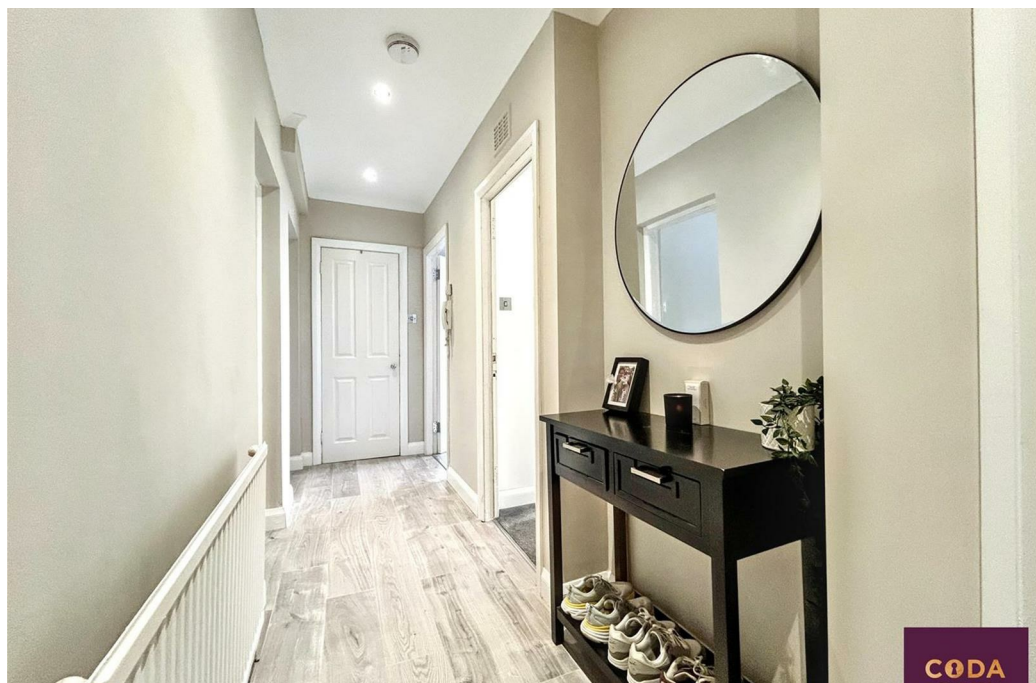
- Two Bedroom First Floor Apartment
- Stylish Fitted Kitchen
- GCH, DG (New) & Excellent Storage
- EER - C
- Fabulous Central Location
- Tasteful Bathroom - Newly Installed
- Secure Door Entry
- Bright & Spacious Reception Lounge
- Maintained & Presented To An Exceptional Standard Throughout
- Close To All Local Amenities

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*** New To The Market *** Situated within central Torrance, this is an unique opportunity to acquire a first floor, two bedroom apartment. Seldom available this property will be attractive to a number of discerning buyers making early viewing imperative. The current owner has maintained and presented the home to an excellent standard making a number of up-grades in recent years, including the bathroom and replacing the windows. EER - C



Council Tax Band: B



This deceptively spacious flat is located right in the centre of the village of Torrance and is superbly positioned to benefit from all the local amenities. This naturally bright and attractively presented property enjoys a preferred first floor position.

The accommodation comprises; a welcoming reception hallway which leads to a generous front facing lounge. The fitted kitchen has a range of base and wall mounted storage units and contrasting work surface. The property has two generous double bedrooms and the accommodation is completed by a stylish new shower room with vanity storage. The property further benefits from gas central heating, new double glazed windows and a security door entry system. The flat has wonderful provision for storage throughout and in addition, there two cupboards off the common landing with access to electricity.

Externally, there are residents' gardens/drying green to the rear and on street parking to the front.

Room Dimensions

Entrance hallway

Lounge - 4.21m x 3.93m

Kitchen - 2.68m x 2.32m

Master Bedroom - 3.89m x 2.80

Bedroom 2 - 3.25m x 3.13m

Shower room - 2.18m x 1.84m

Location

Torrance is a sought after village within East Dunbartonshire. There are admired golf courses within the area, picturesque countryside, suitable for walking, cycling, running, horse riding, and other outdoor pursuits. Milngavie and Bearsden are located closely. Excellent schooling is available at all levels within the East Dunbartonshire district and the village is conveniently situated

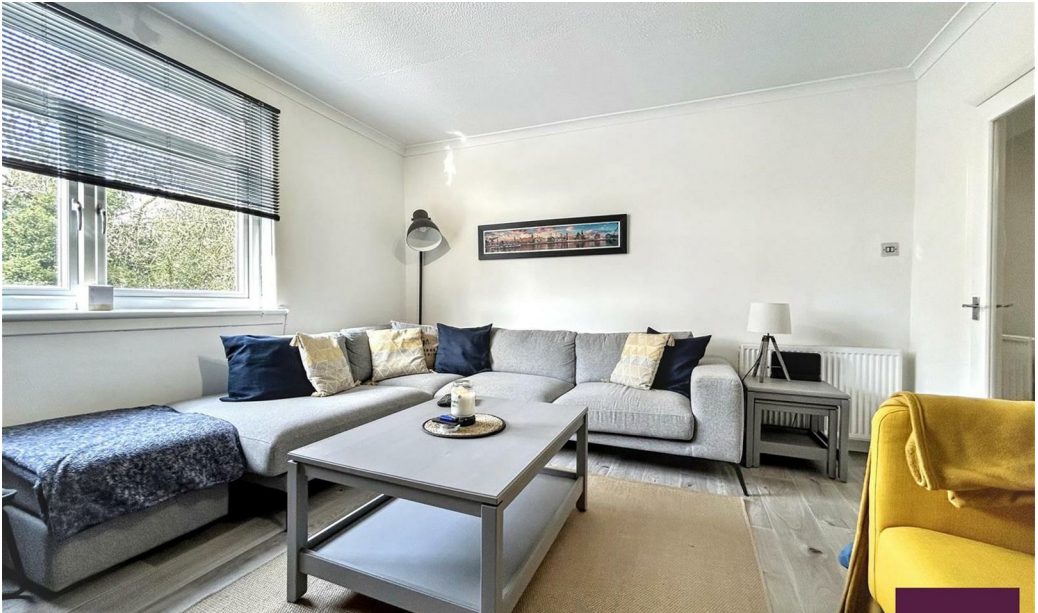
for commuter access to the nearby M80. The village offers a wide selection of local amenities, including a chemist, newsagent and three pubs. There is a regular bus service and main line railway stations at Bishopbriggs, Lenzie and Milngavie.

Home Report Available On Request

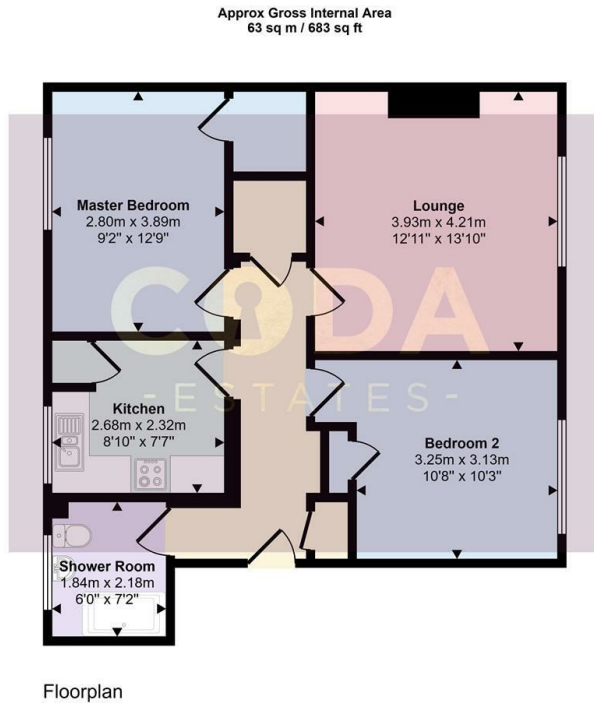
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CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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 may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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	