



3 Freland Grove, Muirhead, Glasgow, G69 9FR

Offers Over £175,000

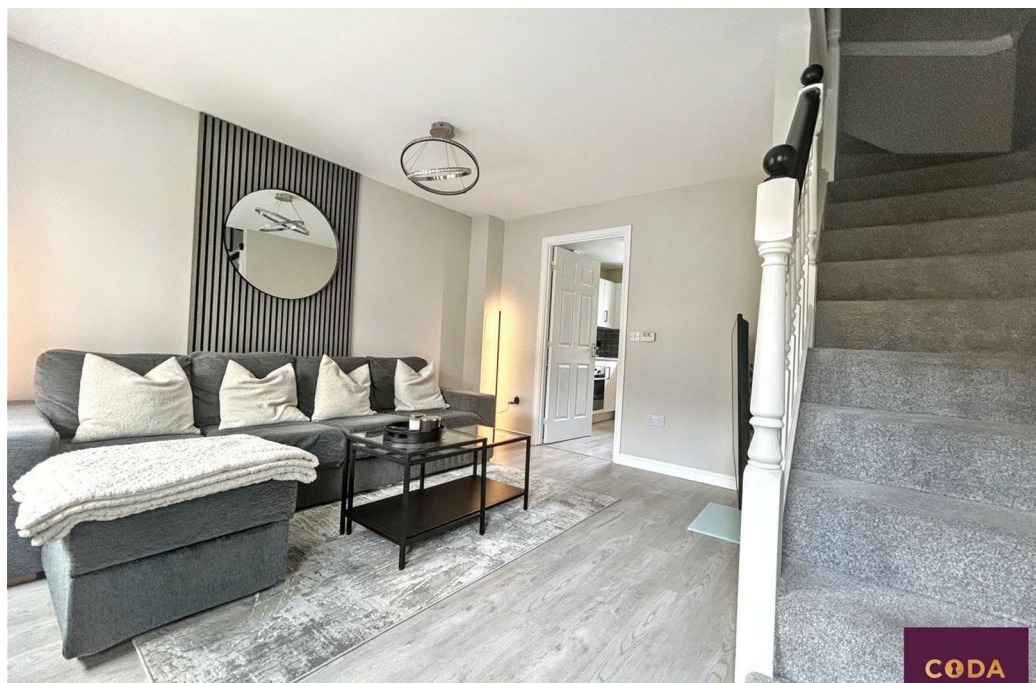
- Tasteful, 2 Bedroom Mid Terraced Villa
- Dining Kitchen
- GCH, DG, Loft Space & Ample Resident and Visitor Parking
- EER - C
- Presented and Maintained to an Impeccable Standard Throughout
- Desirable Location for an Array of Decerning Buyers
- Landscaped Garden with Outbuilding
- Front Facing Lounge
- Stylish Bathroom with Over the Bath Shower & Vanity Storage
- Close to Local Amenities, Transportation links & Schooling

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This is an immaculate 2 bedroom, mid terraced property, tastefully maintained and presented by the current owners. Presented in true walk in condition, this home will be attractive to a wide variety of buyers. Finished to an exceptional specification throughout early viewing will be imperative. EER - C



Council Tax Band: C



Modern, generously proportioned, two bedroom mid-terrace villa, enjoying a desirable position within this relatively new development on the outskirts of Muirhead, yet conveniently placed to all local amenities including schooling.

Deceptive from the front elevation, this attractive and well-appointed terraced villa, offers a spacious internal layout that is well suited for the rigours of a modern lifestyle combining a bright, thoughtfully planned design with a quality finish. Enjoying a level plot with a landscaped rear garden, this attractive home will undoubtedly have wide appeal, ranging from first time buyer to those considering down-sizing. Personal appraisal is advised for a full appreciation of the house as well as the situation within this popular development. The immaculately presented accommodation comprises: Stylishly presented and good sized lounge overlooking the front of the property, well equipped modern kitchen with outer door to the rear garden. The kitchen incorporates a range of appliances, plus wc located adjacent. On the first floor there are two double bedrooms and stylish bathroom with three piece suite including bath with shower over. This delightful home is further enhanced by gas central heating, double glazed windows, allocated parking and landscaped private garden to rear with the addition of a very practical/multi functional outbuilding. The rear garden is fenced, fully enclosed, and features artificial grass for ease of maintenance.

Room Dimensions

Lounge - 3.92m x 3.84m

Dining Kitchen - 2.74m x 2.70m

w/c - 2.81m x 0.99m

Master Bedroom - 3.97m x 2.43m

Bedroom 2 - 3.96m x 2.12m

Bathroom - 1.84m x 1.81m

Located off Station Road on the outskirts of the town, Haining Wynd, is well

placed in almost a semi-rural environment yet is within easy reach of the amenities of Chryston and Muirhead including schooling as Chryston Primary and secondary schools are just over half a mile away. There is also ease of access via the Cumbernauld Road to the interchange for the M80 which is ideal for commuting to either Glasgow which is a 15 minute bus journey or Stirling. For the golfers, Crow Wood Golf Course is also nearby.

Home Report Available on Request

EER - C

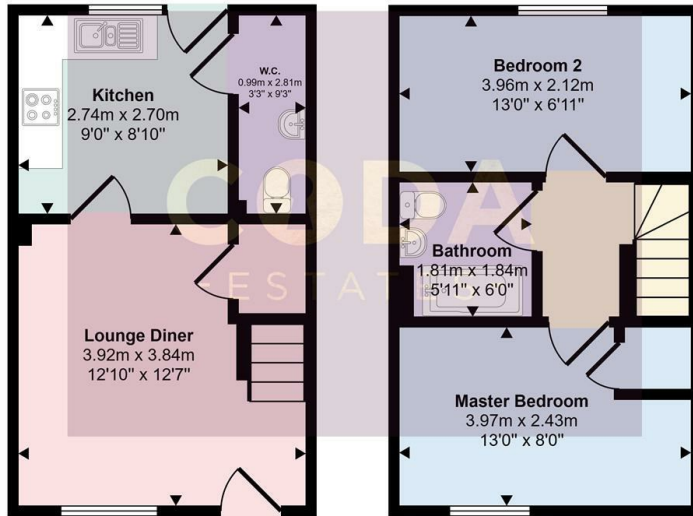
Viewings Strictly By Appointment

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





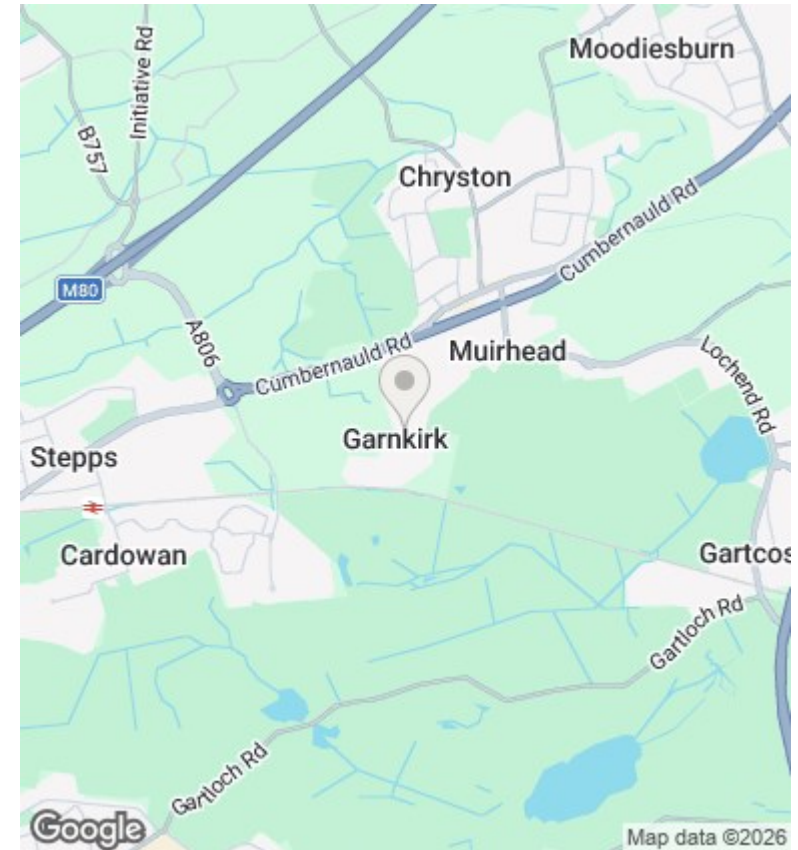
Approx Gross Internal Area
53 sq m / 568 sq ft



Ground Floor
Approx 26 sq m / 283 sq ft

First Floor
Approx 26 sq m / 285 sq ft

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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	