



89 Belhaven Park, Muirhead, Glasgow, G69 9FA

Offers Over £200,000

- Tasteful 2 Bed Semi-Detached Property
- Dining Kitchen with Access to the Rear
- GCH, DG, Loft Space & Driveway
- EER - C
- Presented & Maintained to an Impeccable Standard Throughout
- Desirable Location for an Array of Discerning Buyers
- Substantial Garden Plot with a Degree of Privacy
- Entrance Porch & 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, semi-detached 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. For further details or to arrange a viewing please contact the office on 01417751050. EER - C



Council Tax Band: D



Modern, generously proportioned, two bedroom semi-detached property, enjoying a desirable position within this 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 home, 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 private 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: Stylish, generous lounge overlooking the front of the property, well appointed modern kitchen with door accessing the rear garden. The kitchen incorporates a range of appliances, ample base and wall mounted storage and contrasting work surfaces. On the first floor there are two double bedrooms and stylish bathroom with three piece suite including bath with shower over and vanity. This delightful home is further enhanced by gas central heating, double glazed windows, substantial driveway and private garden to rear with shed. The rear garden is fenced, fully enclosed, ideal for young children and family pets.

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, Belhaven Park, 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

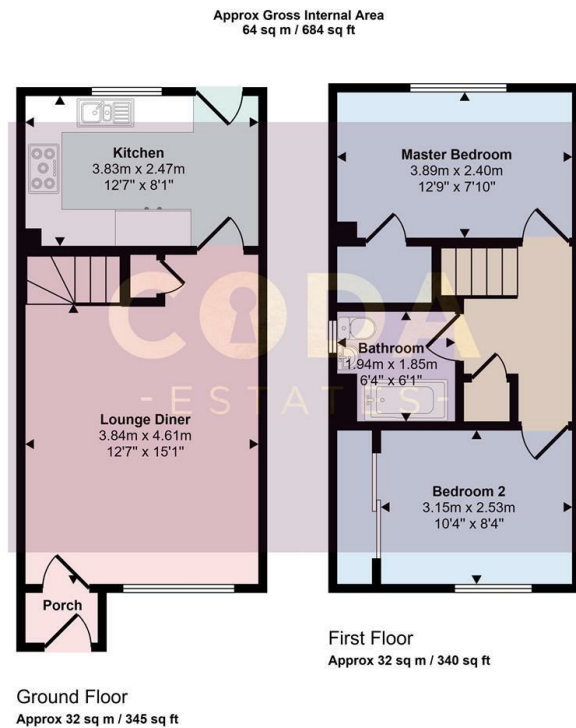
EER - C

Viewings Strictly By Appointment

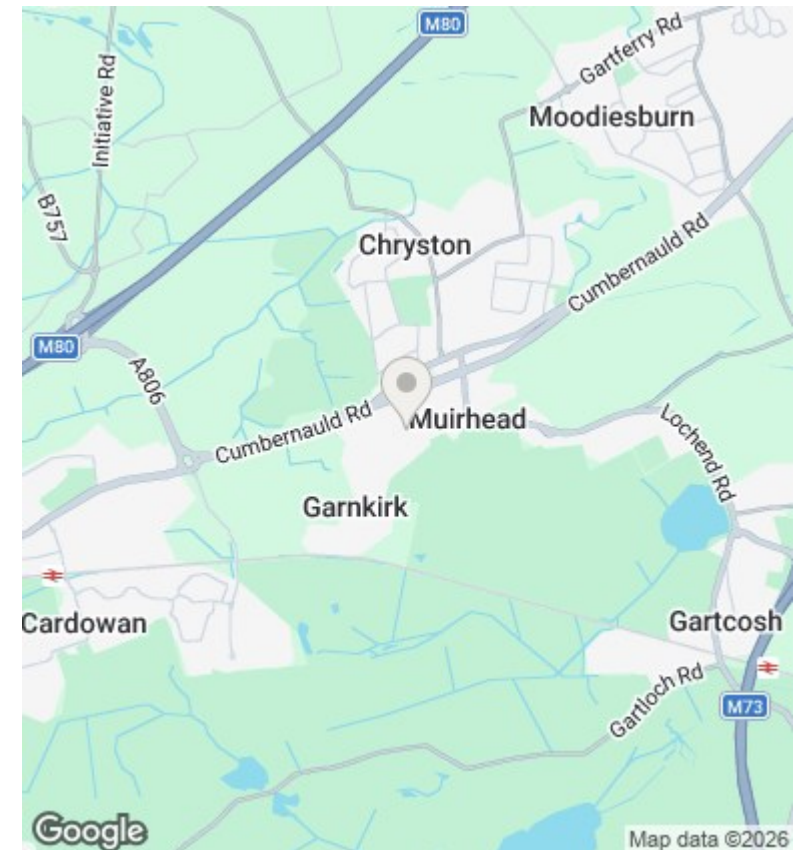
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC