



1 - Flat B Ferguslea Terrace, Torrance, Glasgow, G64 4BU

Offers Over £162,500

- Unique, Traditional 2 Bedroom Ground Floor Flat
- Tasteful Lounge with Bay Window Formation
- Adequate Storage, Electric Heating & DG
- EER - F
- Private Garden Ground & Parking
- Front and Back Private Entrance Doors
- Substantial Outbuilding/ Summer House
- Well Maintained & Presented Throughout
- Stylish Kitchen & Elegant Bathroom
- Unique Countryside Location Close to Local Amenities

1 - Flat B Ferguslea Terrace, Glasgow G64 4BU

CODA Estates are delighted to present this fabulous 2 bedroom, ground floor, traditional flat to the open market. Located on the countryside perimeter of Torrance any buyer will enjoy the benefits of countryside living with the advantages of having all local amenities directly on your doorstep. For further details or to arrange a viewing please do not hesitate to get in touch. EER - F



Council Tax Band:



A most impressive ground floor traditional sandstone tenement flat set in a much admired countryside setting on the periphery of Torrance: this popular village has good local amenities and is easily accessible commuter routes to Glasgow. The village also has a highly regarded local primary school and is within easy reach of Milngavie, Bearsden, Bishopbriggs and Kirkintilloch.

The property has flexible accommodation comprising, welcoming hallway with storage off, attractive and naturally bright bay window lounge overlooking the gardens to the front. There are two spacious double bedrooms one to rear with built in storage and one to front. The well equipped kitchen has a good range of floor and wall mounted units, oven, hob and extra overhead storage space. The bathroom with three piece suite with shower over bath completes the internal accommodation. The property has private garden to the front and allocated parking at rear. There is a substantial summer house which provides a very useful additional living space, perfect for relaxing, entertaining or could be used as a hobby room, gym area or workshop.

Further enhanced by electric heating, double glazing, outside storage space and sizeable communal garden areas. Excellent opportunity to purchase a desirable property in very sought after location.

EER BAND - F

Room Dimensions

Lounge - 4.44m x 3.46m

Kitchen - 4.67m x 1.52m

Bedroom 1 - 3.43m x 3.10m

Bedroom 2 - 3.51m x 1.95m

Bathroom - 2.15m x 1.71m

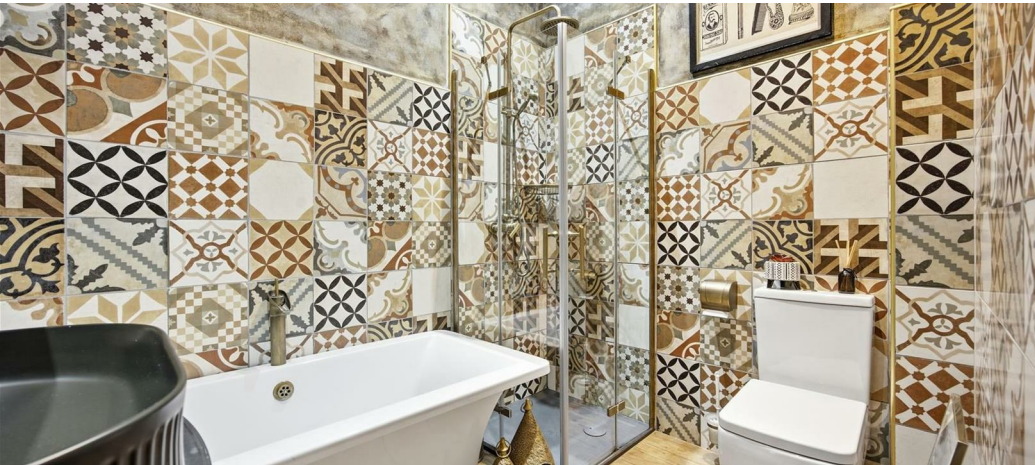
Home Report Available on Request

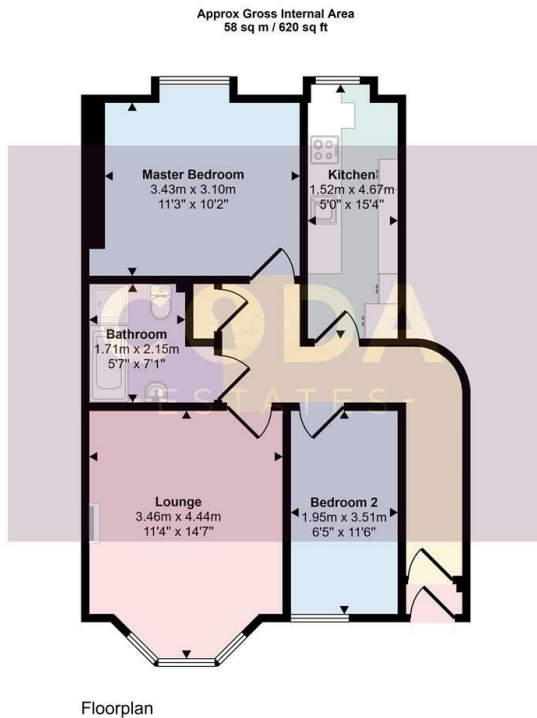
EER - F

Viewing Strictly By Appointment

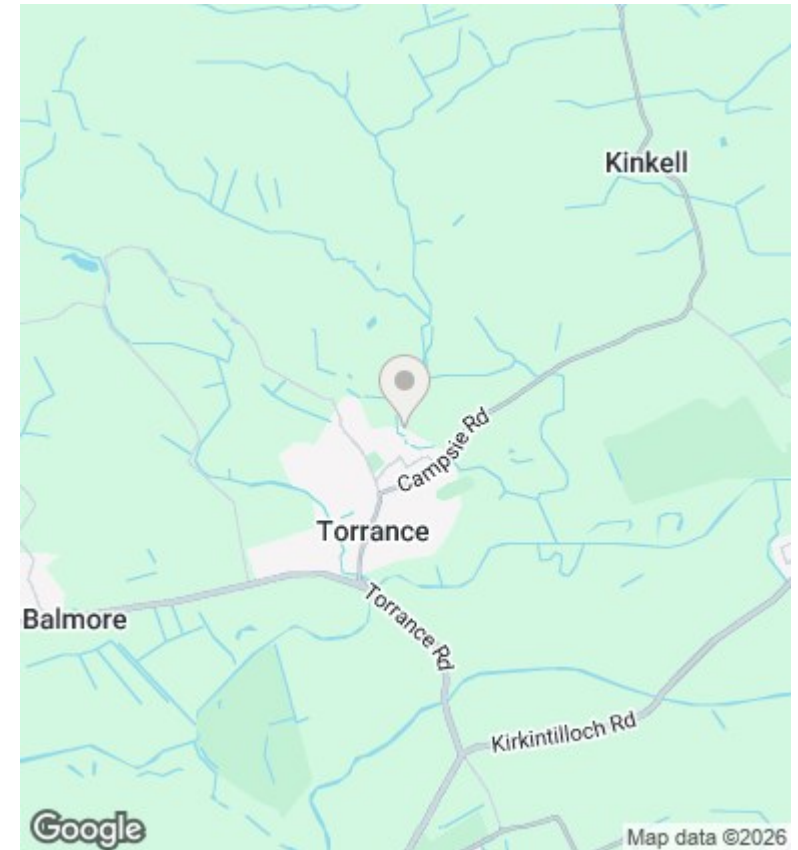
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		