



15F Newabbey Road, Gartcosh, Glasgow, G69 8DL

Offers Over £137,500

- *** Luxury First Floor Apartment ***
- Open Plan Lounge/Dining/Kitchen
- Secure Door Entry System
- EER - B
- Desirable Development
- 2 Double Bedrooms - Master Ensuite
- GCH, DG, Adequate Storage (including store cupboard)
- High Specification Throughout
- Allocated Resident & Visitor Car Parking
- Close to all Local Amenities

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This well appointed, first floor modern apartment has been well maintained and presented by the current owner. The two bedroom property benefits from a fabulous open plan lounge/dining/kitchen area with an attractive Parisian Balcony, master ensuite and excellent storage. Further benefits include, GCH (New Boiler), DG, Parking, Secure Door Entry and Adequate Storage. EER - B



Council Tax Band: C



CODA Estates are delighted to present this tasteful two bedroom first floor apartment in the extremely popular area of Gartcosh. Early viewing is advised to avoid disappointment.

The property comprises an spacious entrance hallway with a large store cupboard, spacious lounge with Parisian balcony and window formation to the front and side, modern fitted kitchen with ample wall & base units and integrated appliances, 2 generous double bedrooms, the master with ensuite , both with fitted wardrobes. The family bathroom with three piece suite completes the property.

Viewing is strongly recommended to fully appreciate this most impressive and well-appointed apartment set within this modern development. The property benefits from gas central heating, double glazing, secure audio controlled entry system and residents / visitors parking facilities.

Room Dimensions

Kitchen/Lounge/ Dining - 6.19m x 3.79m

Master Bedroom - 3.28m x 2.51m

Ensuite

Bedroom 2 - 3.00m x 2.58m

Bathroom - 1.88m x 1.80m

Location

Gartcosh and nearby Muirhead offer local shops, whilst Glasgow Fort shopping centre is a short drive away. The surrounding towns of Coatbridge, Cumbernauld and Kirkintilloch also offer a wide range of amenities. In addition, Gartcosh is situated just minutes from the motorway network giving access to all major towns in Central Scotland as well as the nearby Gartcosh railway station which provides regular services to Glasgow City Centre.

Home Report Available on Request

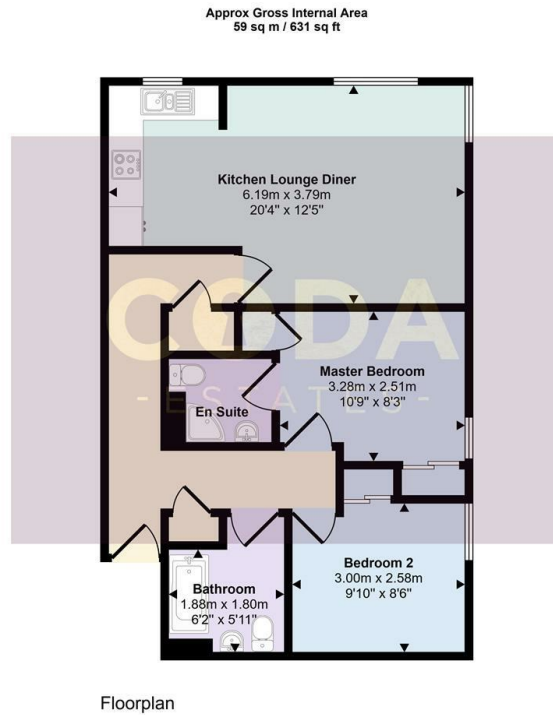
EER - B

Viewings Strictly By Appointment

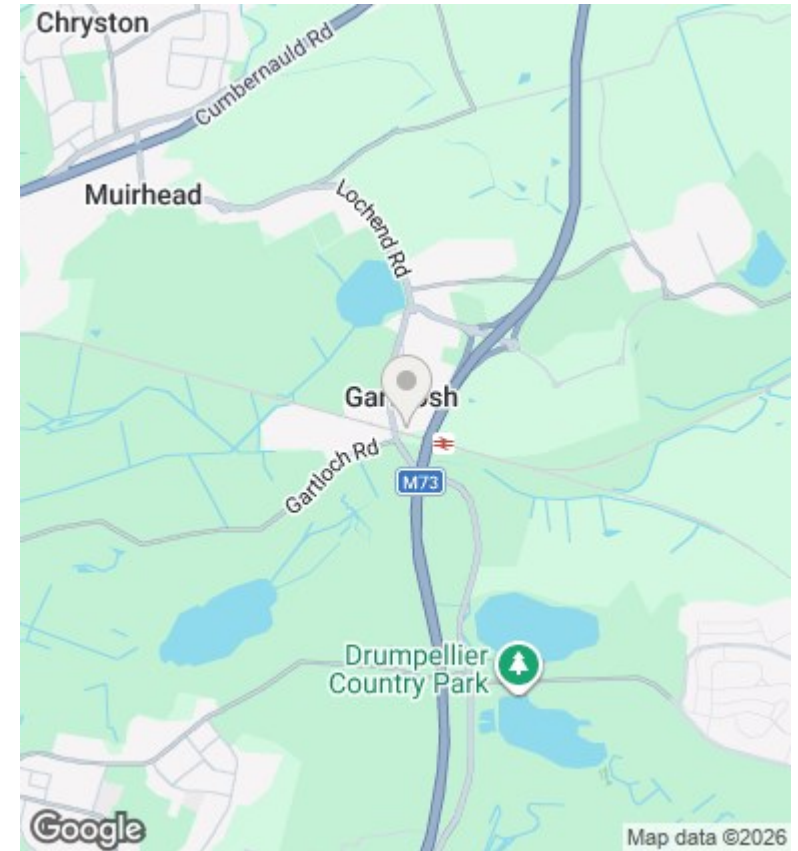
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.







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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	