



*EXCELLENT TWO BED UPPER-COTTAGE FLAT IN
THE POPULAR VILLAGE OF TORRANCE*



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We are delighted to offer to the market this lovely two-bedroom upper cottage flat, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a real community are alive here, everybody actually knows each other, and the streets are safe for the kids to play out in peace. This home makes a perfect place for first-time buyers to get their foot firmly on the property ladder and it's presented in good condition.

The accommodation consists of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The light floods in from the large windows and helps create a really relaxing and comfortable lounge. There's also ample space for a dining table.



The Galley style kitchen is perfect for the home, finished in a range of light wood fitted units, with a gas cooker and ample space for the freestanding fridge freezer and washing machine. Free-standing appliances may be available by separate negotiation.





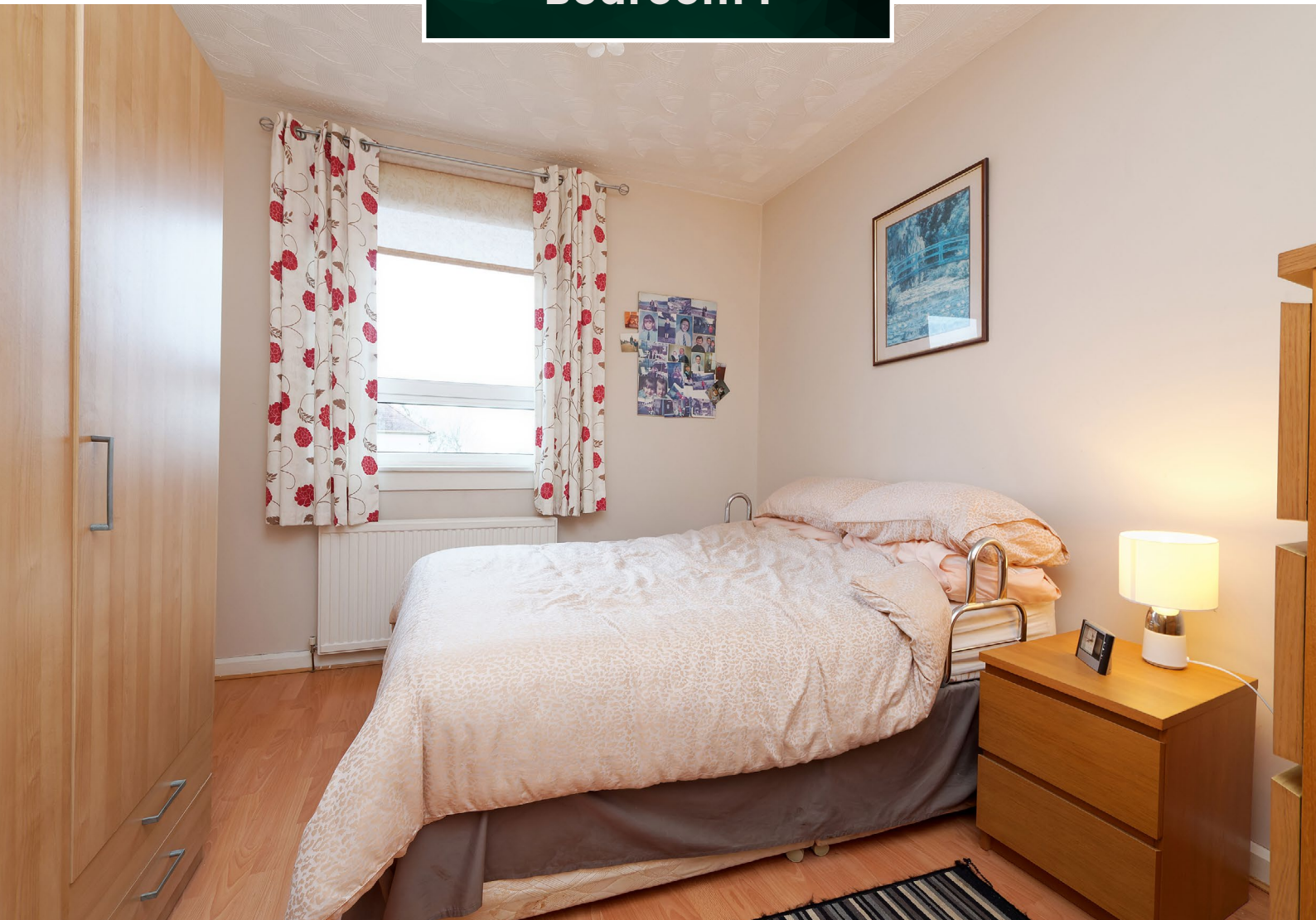
The Wet Room is bright and fresh, finished in the latest easy-clean 'Wet Wall' panels with an electric shower, ensuring there's always an instant supply of hot water for refreshing showers. There are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture.

There's ample cupboard space within the hallway to help keep everything clutter-free and in its place. The property further benefits from a spacious loft that adds great extra storage space.

The home is kept warm and comfortable via the double glazing and gas central heating. The rear garden has two sheds and offers fantastic outdoor space. On sunnier days it offers a great place to relax and enjoy at the end of a hard day. Off-Street Parking is provided via a mono-blocked two car driveway. Some properties tick the boxes, we believe this is definitely one of them. Early viewing is strongly advised for this excellent value for money cottage flat set in an ever popular location.



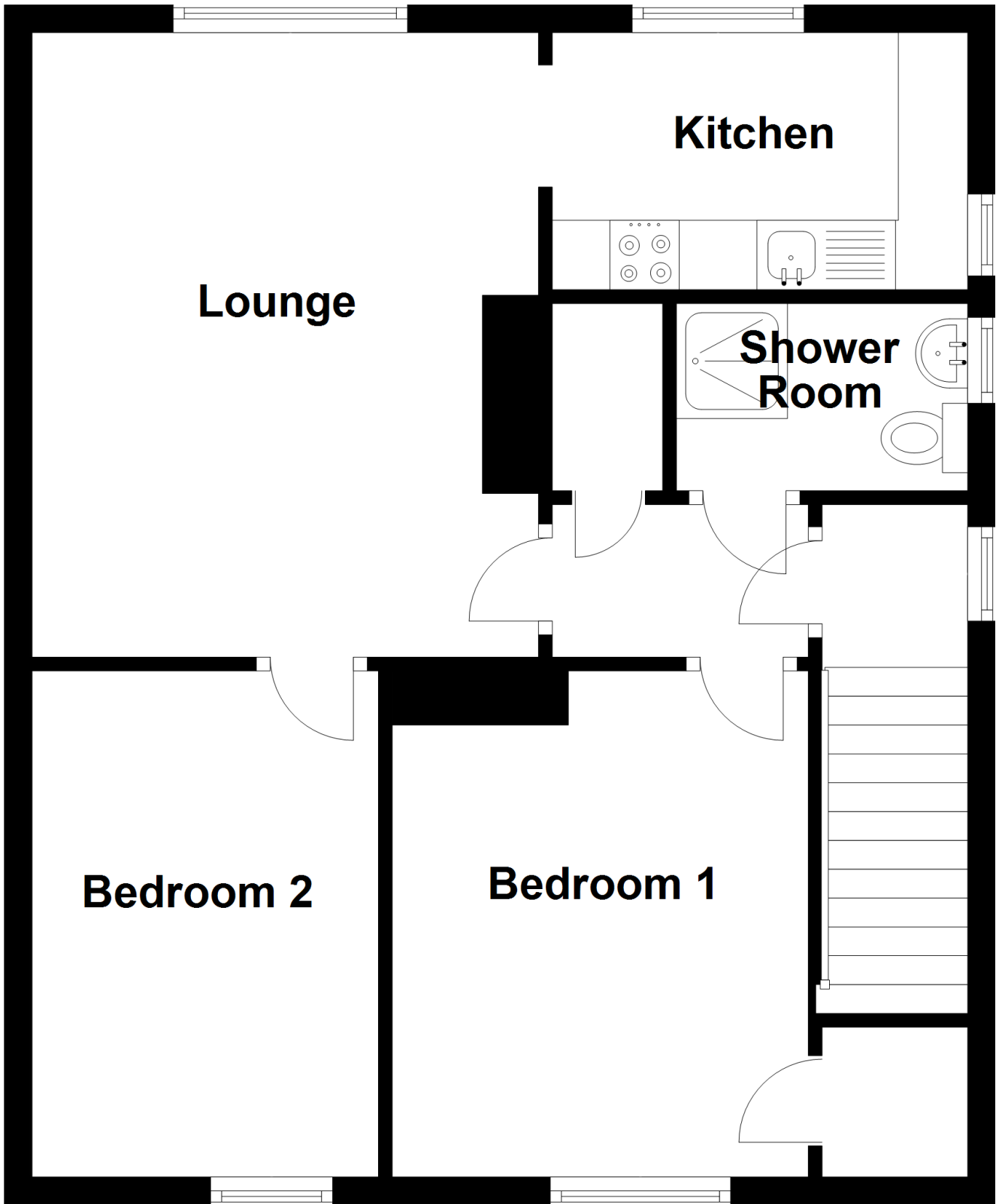
Bedroom 1





Bedroom 2





Approximate Dimensions
 (Taken from the widest point)

Lounge	4.50m (14'9") x 3.65m (12')	Shower Room	2.10m (6'11") x 1.35m (4'5")
Kitchen	3.00m (9'10") x 1.85m (6'1")	Gross internal floor area (m ²): 56m ²	
Bedroom 1	3.65m (12') x 3.00m (9'10")	EPC Rating: D	
Bedroom 2	3.65m (12') x 2.50m (8'2")		

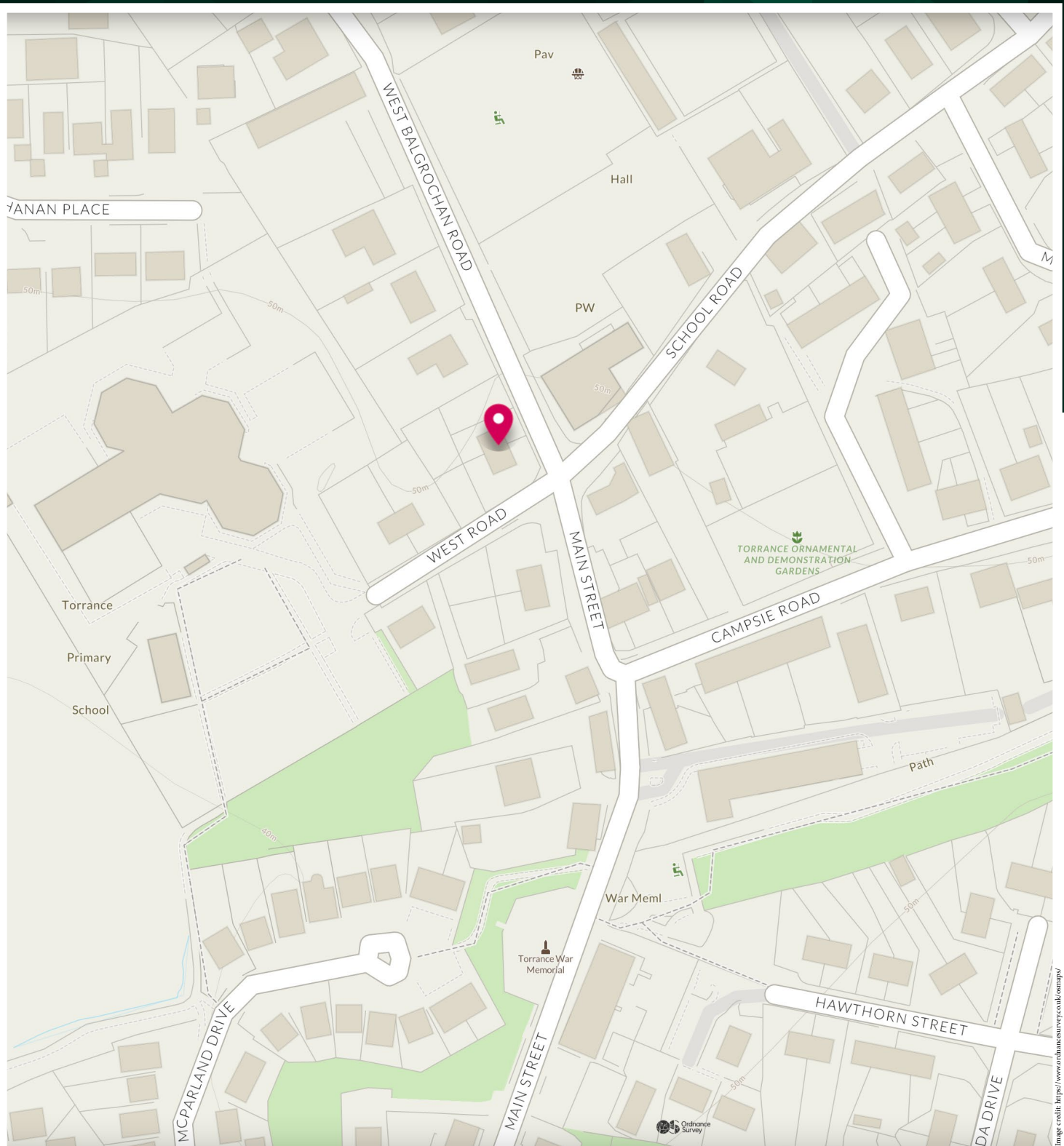
The Garden





Torrance lies some six miles to the North East of Glasgow and is surrounded by open countryside. The Campsie Fells are located some four miles or thereby from Torrance and provide a picturesque backdrop to the village. East Dunbartonshire is an area of many facets, a shining diamond in Scotland's crown and thriving business area which offers its entrepreneurs much in the way of support and facilities. It also combines easy reach of the city with quite unbeatable countryside and leisure facilities. Some of the best schools in the country, both public and private, are situated in the region including Glasgow High School Junior School, Atholl Preparatory School and Douglas Academy. Neighbouring towns of Kirkintilloch and Bishopbriggs are only a short distance away by car and offer a wider range of amenities including shops, supermarkets, leisure facilities and a host of popular bars and restaurants. A mainline railway station is located within Kirkintilloch.

The Location



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