

76 Loganswell Gardens

THORNLIBANK, GLASGOW, G46 8HU



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*A perfect home for First time buyers, Retiree's or a great
Buy to Let investment, Very Popular Area*



Part Exchange available. We are delighted to bring to the market this fantastic two bedroom lower cottage flat, set beautifully in a quiet Cul de sac location in a very popular residential location.

This beautiful home has been the subject of a long list of upgrades that have produced an immaculate home anyone would be proud to own. The upgrades include a new kitchen and bathroom, solid oak doors, fully decked rear garden space and new windows and external doors.

THE LOUNGE/DINER

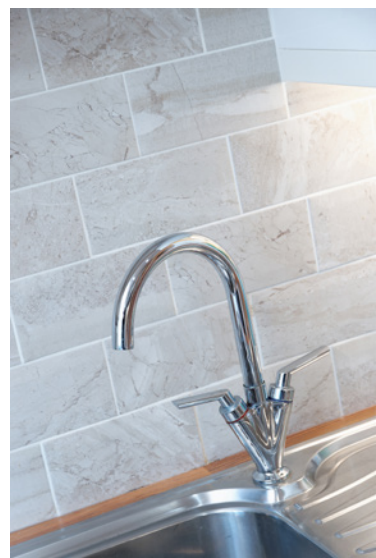


The accommodation comprises of a bright and spacious lounge/diner, benefiting from lots of natural light flooding in. Given the shape of the room it would suit a range of furniture configurations and it also affords room for a dining table.

THE KITCHEN



The beautiful kitchen is perfect for the home, finished in a lovely range of white fitted units with a natural wood effect worktop. There's an electric oven and induction hob, with integrated appliances which include a fridge freezer, microwave, washing machine/dryer and dishwasher, all helping to make it a great space for the chef to serve up a marvellous meal.





The beautifully tiled bathroom is bright and fresh, finished in a white suite with a powerful mains shower over the bath, ensuring an instant supply of hot water for long refreshing showers. There are two bedrooms in this lovely home, both bright and relaxing with space for freestanding furniture. The second bedroom benefits from sliding mirrored wardrobes and makes a great home office if required.

THE BATHROOM



BEDROOM 1



BEDROOM 2



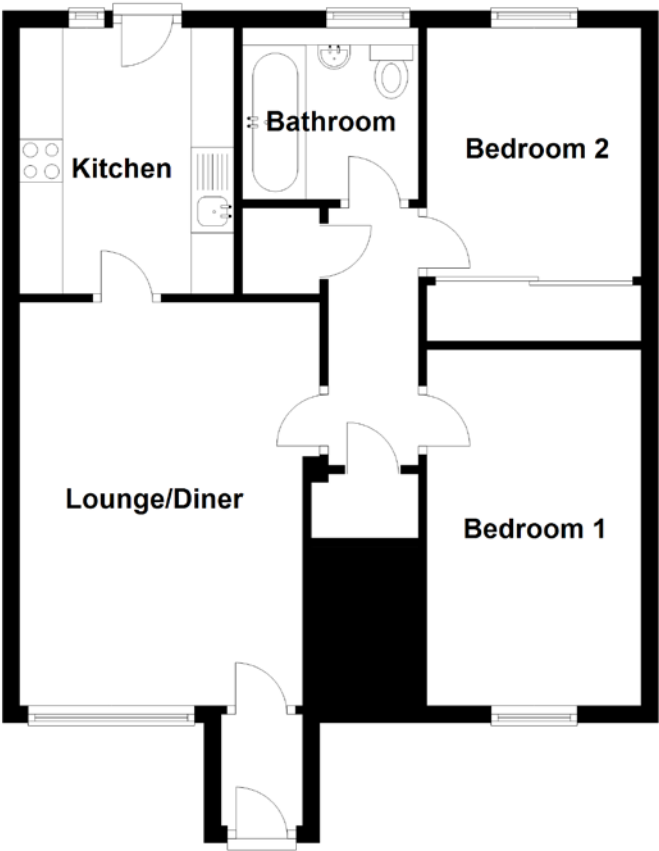
The home is kept warm, comfortable and secure via the new double glazing and gas central heating system. The private rear garden space is secure and on sunnier days the fully decked entertainment space is just perfect for time with friends and family. There's even a handy shed.

There is ample on-street parking to the front of the property within this quiet and tranquil cul-de-sac. This great home would make an ideal buy for first time buyers, Retirees or even a great investment property for a 'smart' buy to let investor. Early viewing is strongly advised. This property is subject to a Buyers Premium of £1600 paid by the successful bidder.

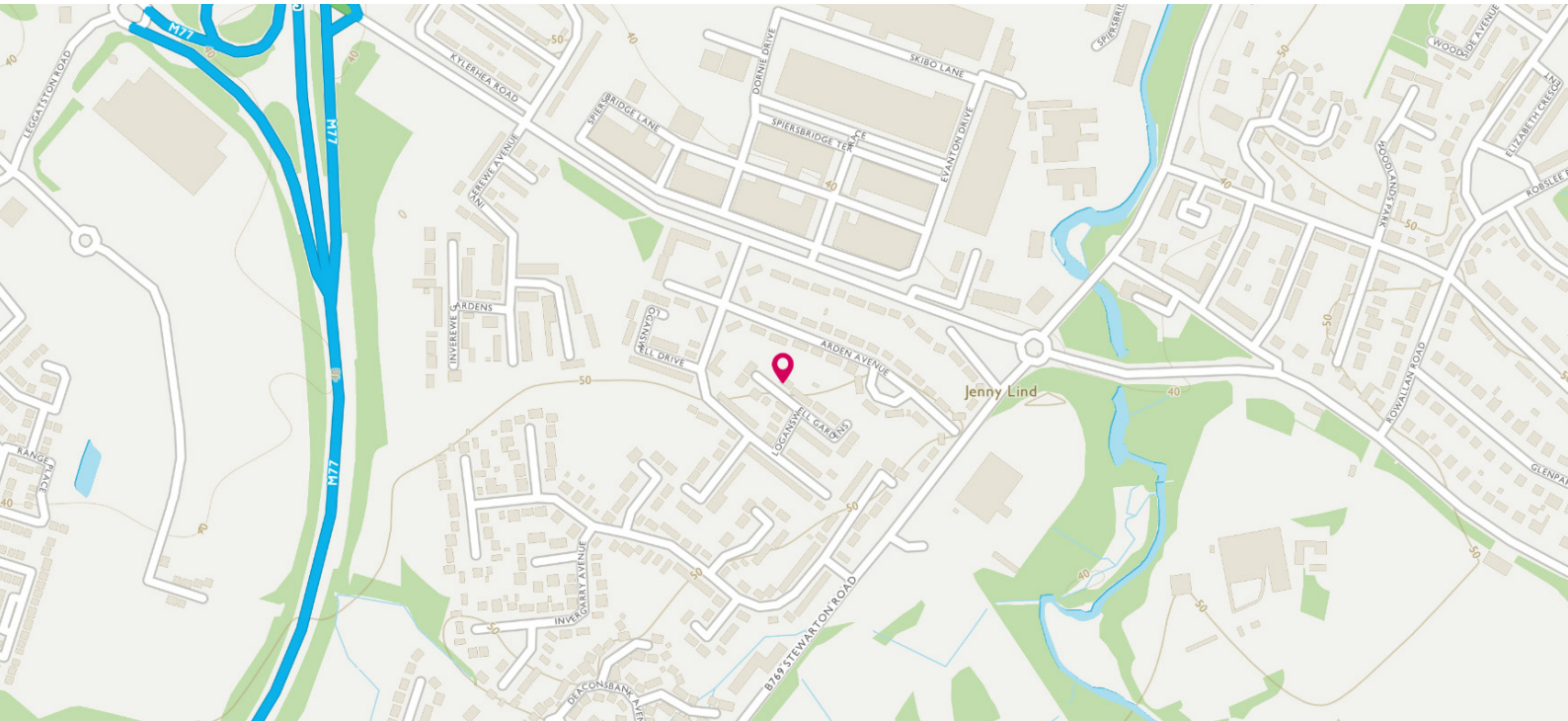
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	2.90m (9'6") x 2.50m (8'2")
		Bathroom	2.05m (6'9") x 2.00m (6'7")
Lounge/Diner	4.70m (15'5") x 3.50m (11'6")	Gross internal floor area (m ²): 56m ² EPC Rating: C	
Kitchen	3.10m (10'2") x 2.50m (8'2")		
Bedroom 1	4.15m (13'7") x 2.50m (8'2")		



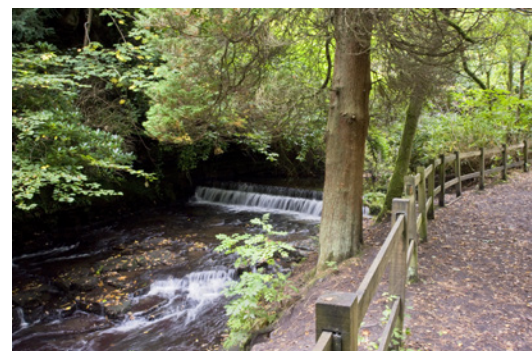
THE LOCATION

The very popular area of Deaconsbank is a great place to live and commute from.





The transport links by bus and rail are within a short distance and with frequent services it's a mere 20 minutes to the heart of Glasgow city centre. For those traveling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of shops, supermarkets and general amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



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