

# 11 Lochend Avenue

GARTCOSH, GLASGOW, G69 8BG



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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McEwan Fraser Legal are delighted to introduce to the market this modern three bedroom semi-detached villa which is the perfect property for a variety of people looking for their ideal home. Inside this home you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home we have a spacious entrance hall with storage and a carpeted stairway to the upper accommodation as well as access to the spacious lounge, it is apparent that the current owner has meticulously looked after this family home, which is fit for today's modern living. This bright and airy lounge is flooded with natural light from the large window to the front of the home.







The kitchen has been professionally fitted to include modern floor and wall-mounted units with a striking work surface, which provides a fashionable and efficient workspace. It comes complete with a spacious dining area and a number of integrated appliances. Patio doors lead to the rear garden. Adjacent to this well-appointed kitchen is a downstairs cloakroom complete with a modern white WC and wash hand basin.





On the upper level, you will find three well-appointed bedrooms, all of which offer a range of furniture configurations and space for additional free-standing furniture. The two larger rooms benefit from fitted wardrobes.

The contemporary family bathroom with a Triton shower over the bath with a quality glass screen completes the impressive accommodation internally.







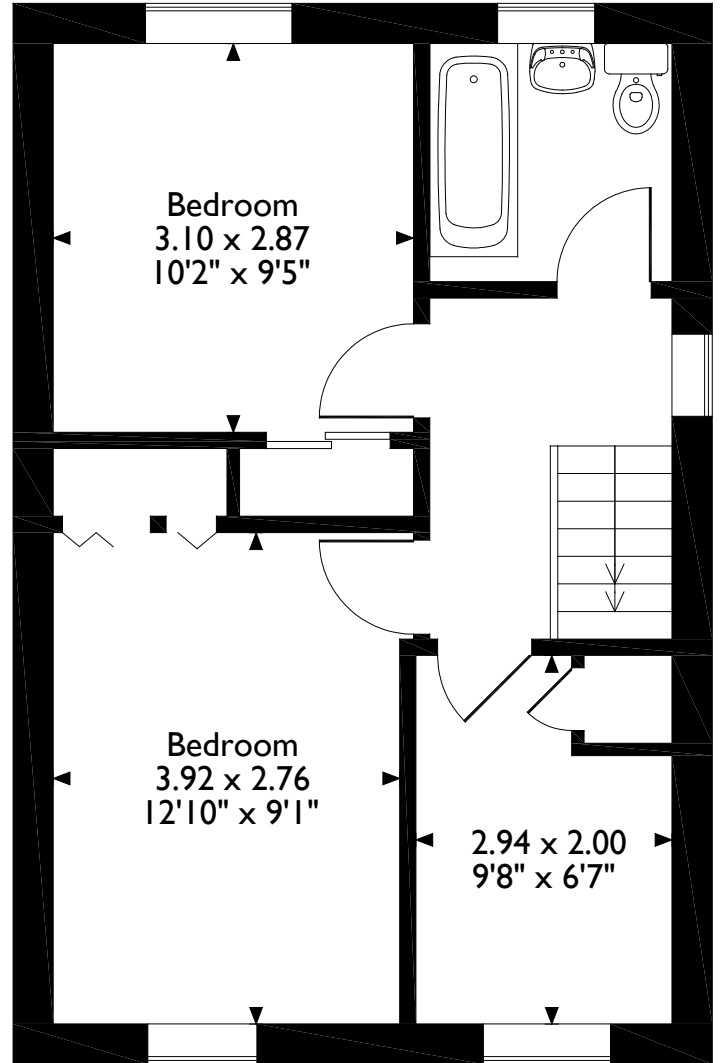
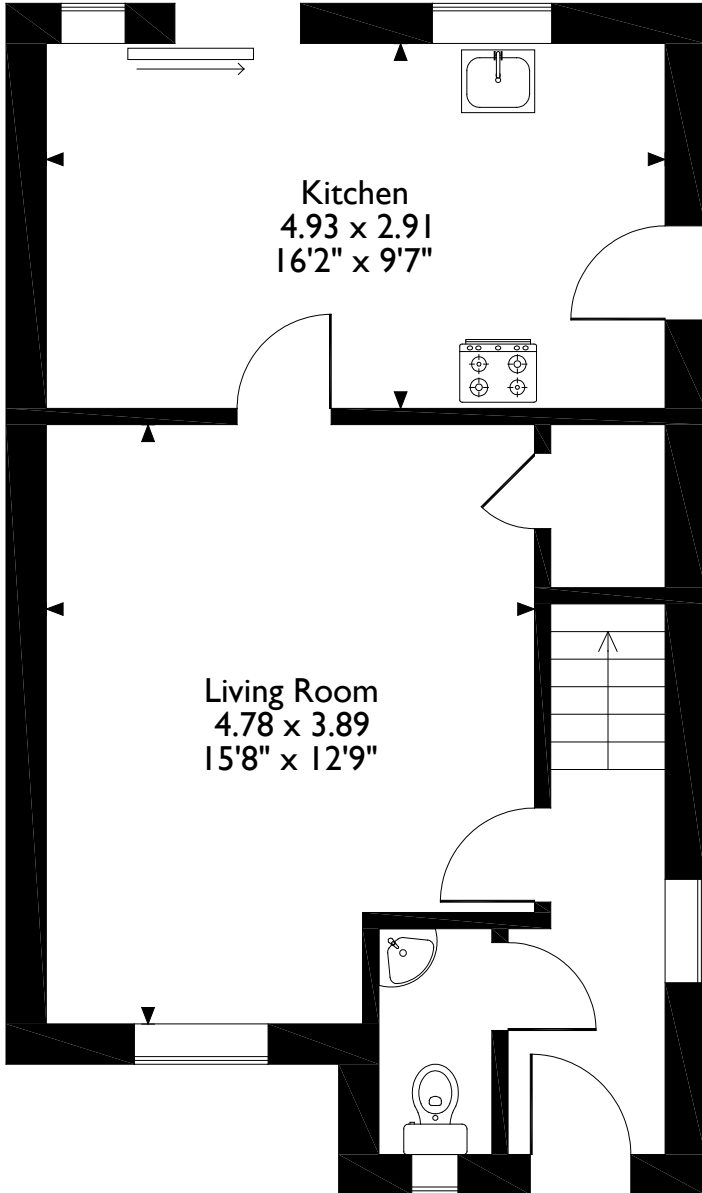
**Bedroom 1**











Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £1995





Externally, you will notice the house has been designed for ease of maintenance. A generous driveway to the front and side of the property provides off-road parking for two vehicles. Great care and attention have been paid to the landscaping in the private rear garden. This rear garden is popular in the summer months when entertaining guests and getting the barbecue started. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





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11 Lochend Avenue is a popular residential address located just a stone's throw from Johnston Loch and 'The Tea House on the Loch'. The subjects are conveniently located for local road and rail services to surrounding areas and Glasgow city centre. For commuters wishing to use private transport, there are road links enabling access to the M73, M8, M74 and main arterial route enabling them easy access to main centres of business and commerce. The local railway station is nearby.

The surrounding suburbs of Baillieston and Coatbridge provide a wealth of shopping facilities including The Main Street Shopping Complex, the Quadrant and The Faraday Retail Park, boasting a number of high street retailers. Also, within a short drive away, is the Glasgow Fort Shopping Complex and The Forge Shopping Centre and Retail Park. Further extensive shopping in Glasgow city centre is approx. ten to fifteen minutes by car. For recreational pursuits, The Showcase Cinema Complex and surrounding restaurants are located at Uddingston. The Time Capsule Swimming and Leisure Centre at nearby Coatbridge, Bowling and various Golf Clubs are located in the surrounding area.

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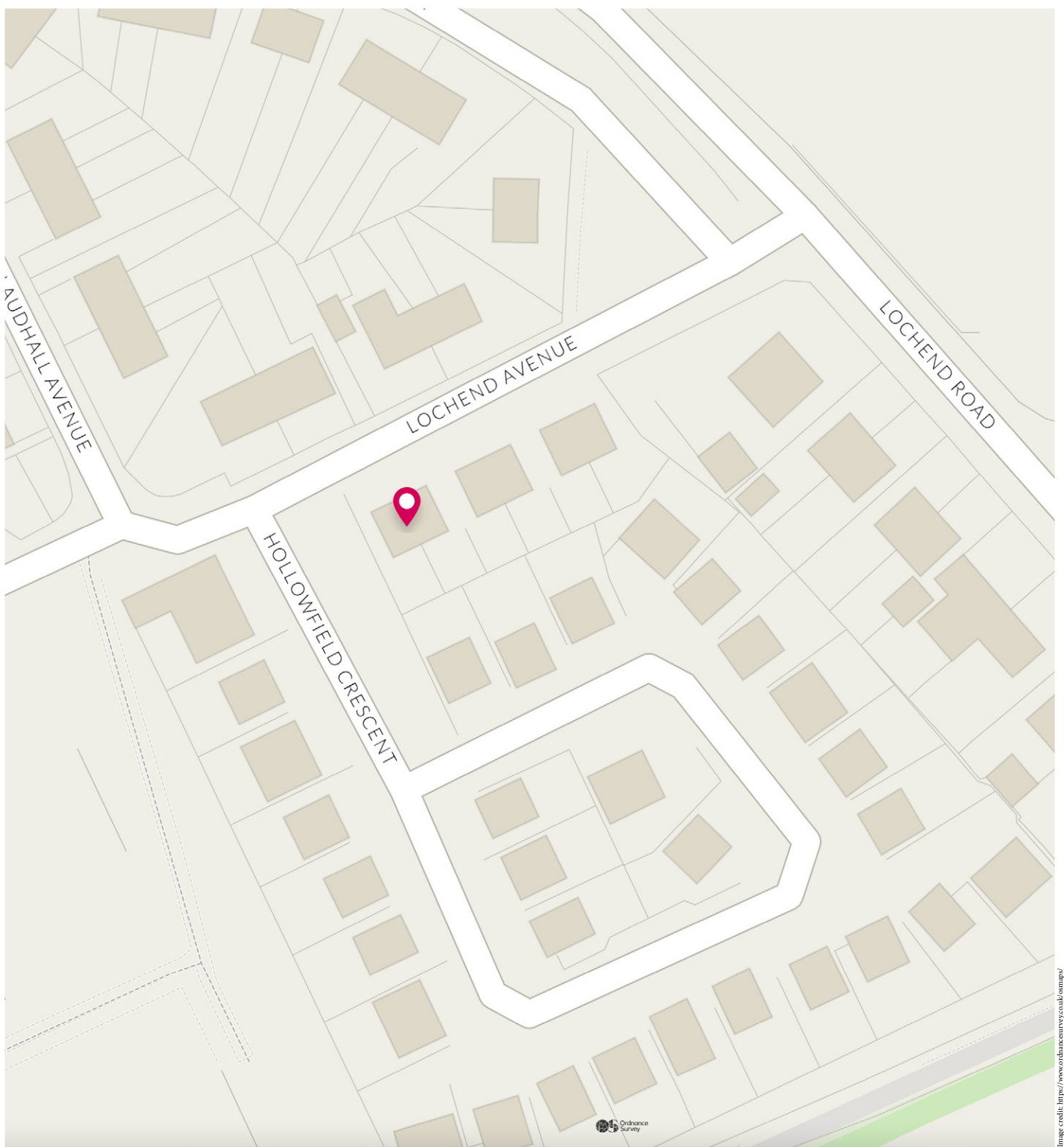


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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