

# 4/1, 12 Lochview Gate

GLASGOW, G33 1QD



*A spacious, first floor, apartment with far reaching views to the rear and set in a small, cul-de-sac development*



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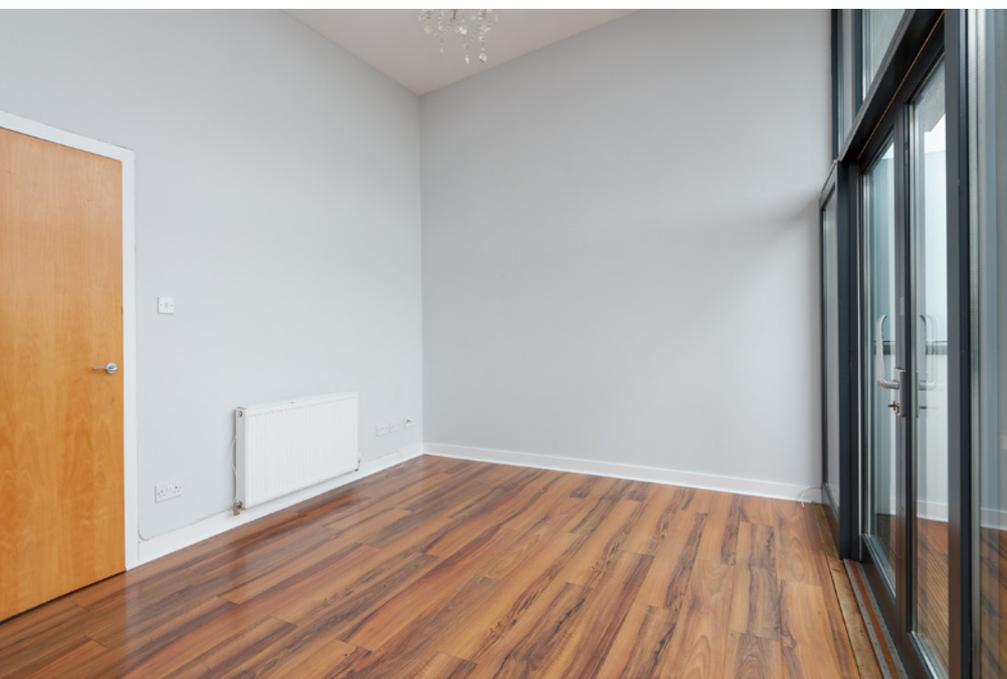


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McEwan Fraser Legal are delighted to present to the market a beautifully appointed larger styled two bedroom modern flat, in a popular development well placed for access to Glasgow City Centre and the motorway network.

# THE LOUNGE



The property is in good decorative order throughout and is ready to move into. In more detail, the accommodation comprises security controlled entrance hall with Lift to all floors, a reception hall with storage, continuing into a bright and spacious lounge with floor to ceiling picture window overlooking Hogganfield Loch, there is also a small balcony which is the perfect spot to enjoy a coffee in the morning or a nightcap before bed.

# THE KITCHEN



The lounge is open plan to the kitchen with base and wall-mounted storage units and a utility room. The kitchen has a range of base and wall-mounted units and matching worktops.





The master bedroom features an en-suite shower room with the two bedrooms being double in size, both having a built-in storage unit. The modern bathroom includes a three-piece suite.

# THE BATHROOM



# THE MASTER BEDROOM



# BEDROOM 2



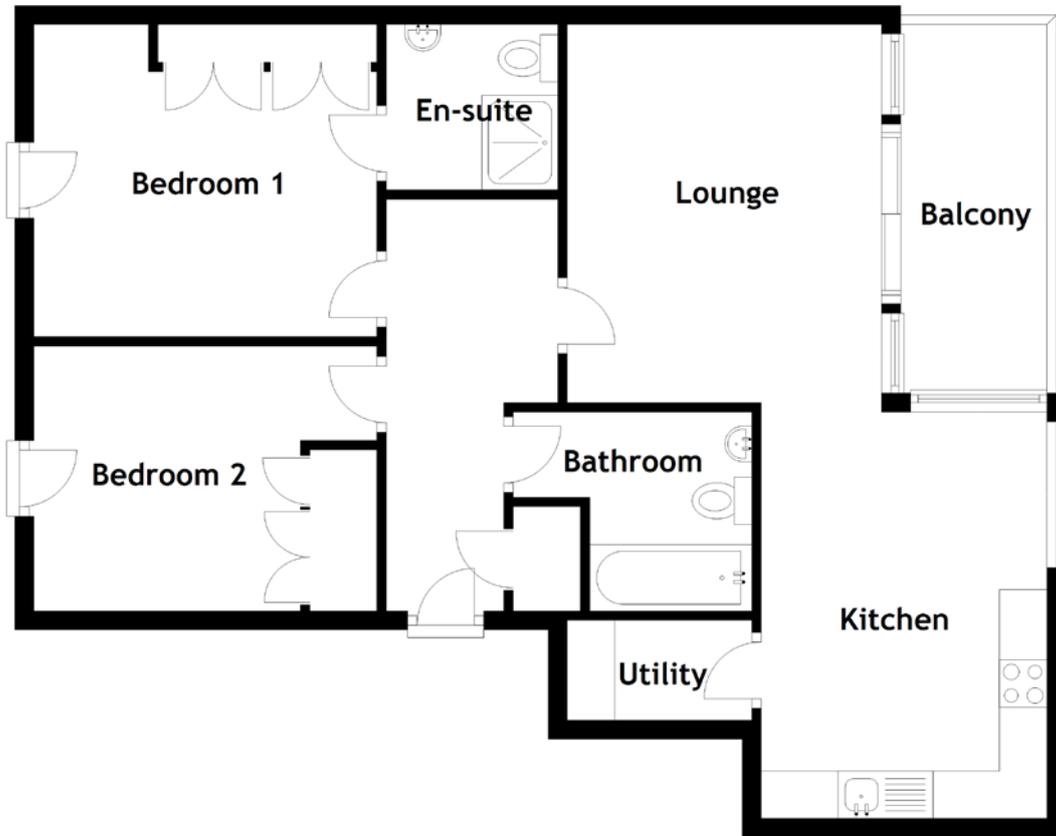
The property features gas central heating, double glazing and resident-designated parking with visitor spaces available. This is a beautiful flat in a popular setting which should not be missed.

# EXTERNALS & VIEWS





# FLOOR PLAN, DIMENSIONS & MAP

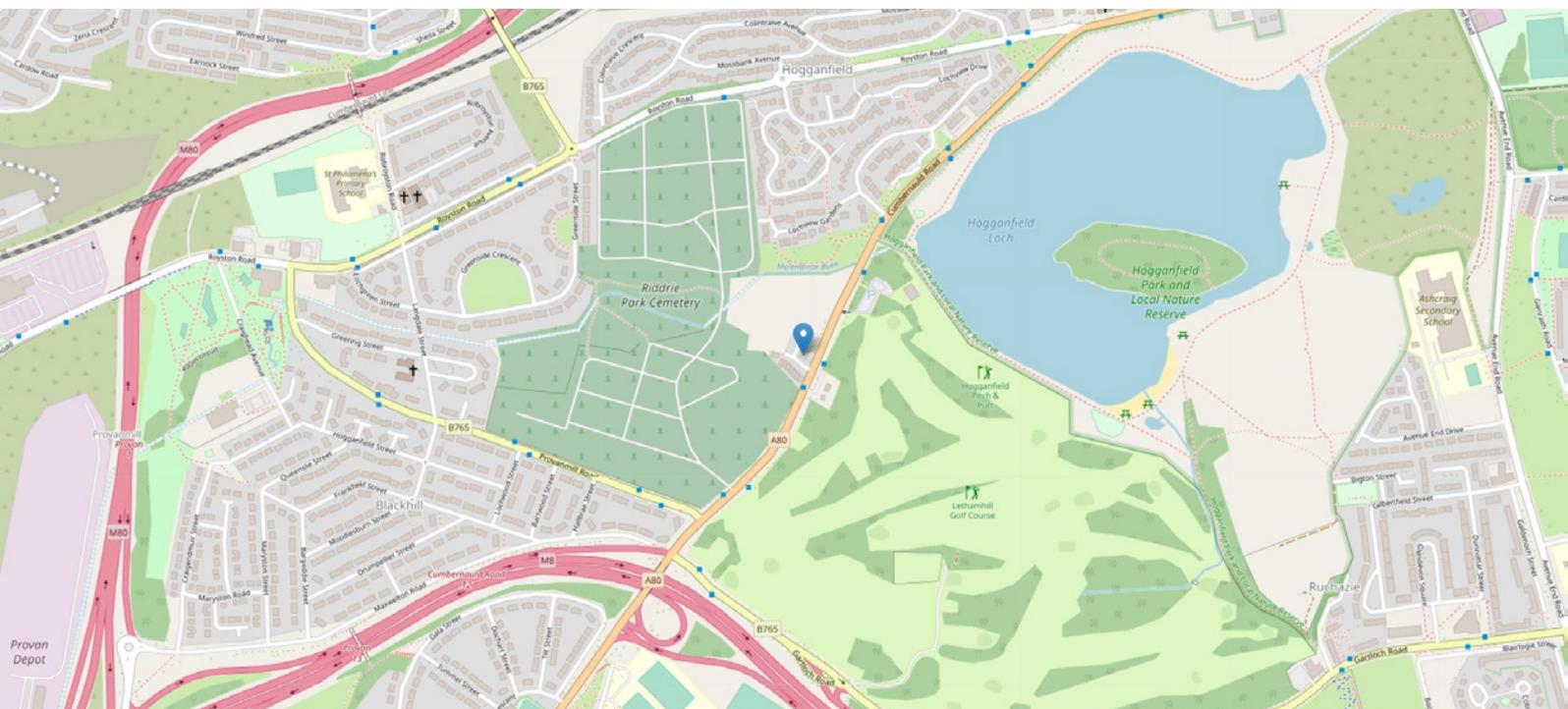


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 8.40m (27'7") x 5.00m (16'5")  
 Balcony 3.90m (12'9") x 1.54m (5')  
 Utility 1.90m (6'3") x 1.05m (3'6")  
 Bedroom 1 3.60m (11'10") x 3.30m (10'10")

En-suite 1.80m (5'11") x 1.75m (5'9")  
 Bedroom 2 3.60m (11'10") x 2.80m (9'2")  
 Bathroom 2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
 EPC Rating: C



# THE LOCATION

The popular area of Hogganfield near Stepps is a great place to live and commute from. The transport links by bus and rail are both frequent and fairly close at hand.





It is a mere five miles to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of amenities within easy reach, making it a very popular place to call home.



# McEwan Fraser Legal

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Text and description  
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