

16 Loch Grove

GARTCOSH, GLASGOW, G69 8GH



EXCELLENT TWO-BED SEMI-DETACHED, WALK-IN
CONDITION, LOW-MAINTENANCE LANDSCAPED
GARDENS, SOLAR-PANELS, MANY UPGRADES



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to offer to the market this immediately impressive two-bedroom semi-detached property. This beautiful home is set in a great location, ideal for any young couple or small family, and given the care and the upgrades that have been lavished upon the property and gardens, it is clear to see it is presented in lovely condition, and now is arguably better than when first new.

The accommodation comprises a bright and airy lounge, which given the shape of the room would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light, to create a bright, free-flowing, living space, which is a joy to experience.

The Property

The kitchen-diner looks fantastic, finished in a range of symphony-grey units, including an electric oven, gas hob, integrated washer dryer and fridge freezer. It is clear to see the kitchen has been designed with style and functionality in mind, and it offers an attractive and efficient workspace. The kitchen is filled with natural light and leads out to the low-maintenance landscaped rear garden. There's ample space for a dining table and the downstairs WC offers a handy addition for any busy family home.







Upstairs there are two spacious bedrooms in this lovely home, both have ample space for free-standing furniture with the master benefiting from built-in wardrobes. The family bathroom is beautifully presented, finished in quality RAK sanitary ware and Porcelanosa tiles. It's bright and fresh and contains a white suite, including a mains shower over the bath.

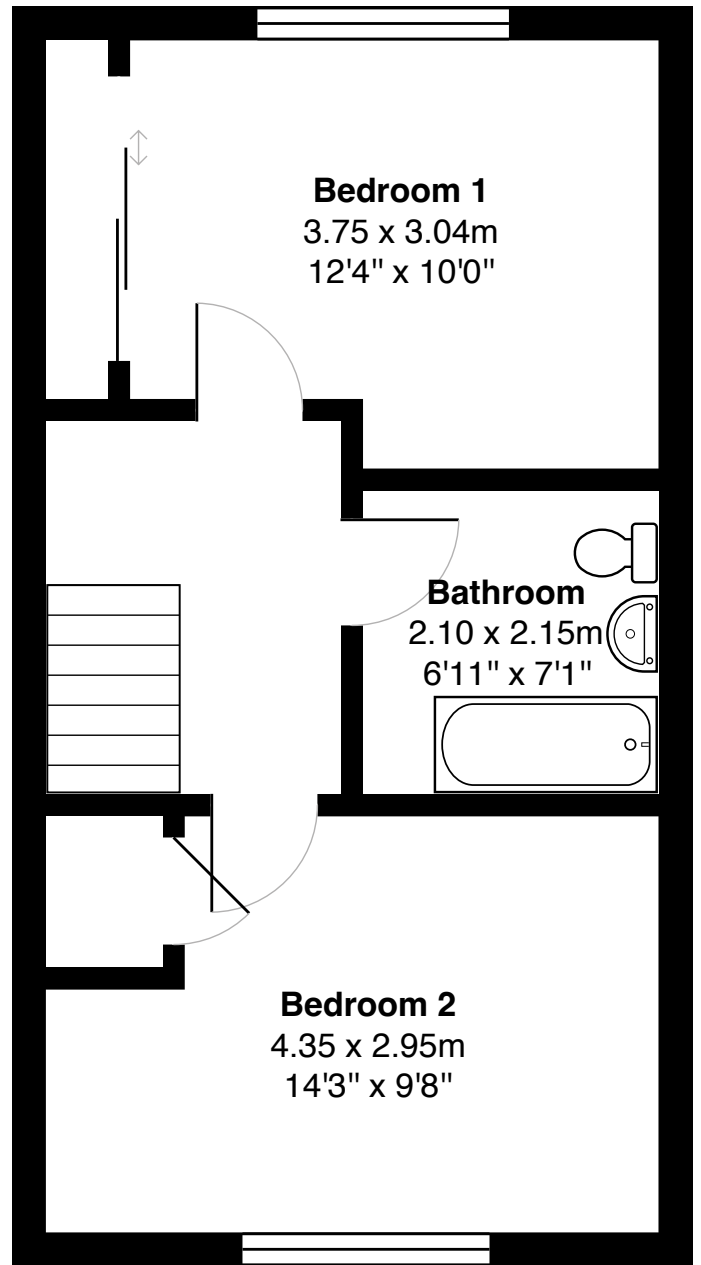
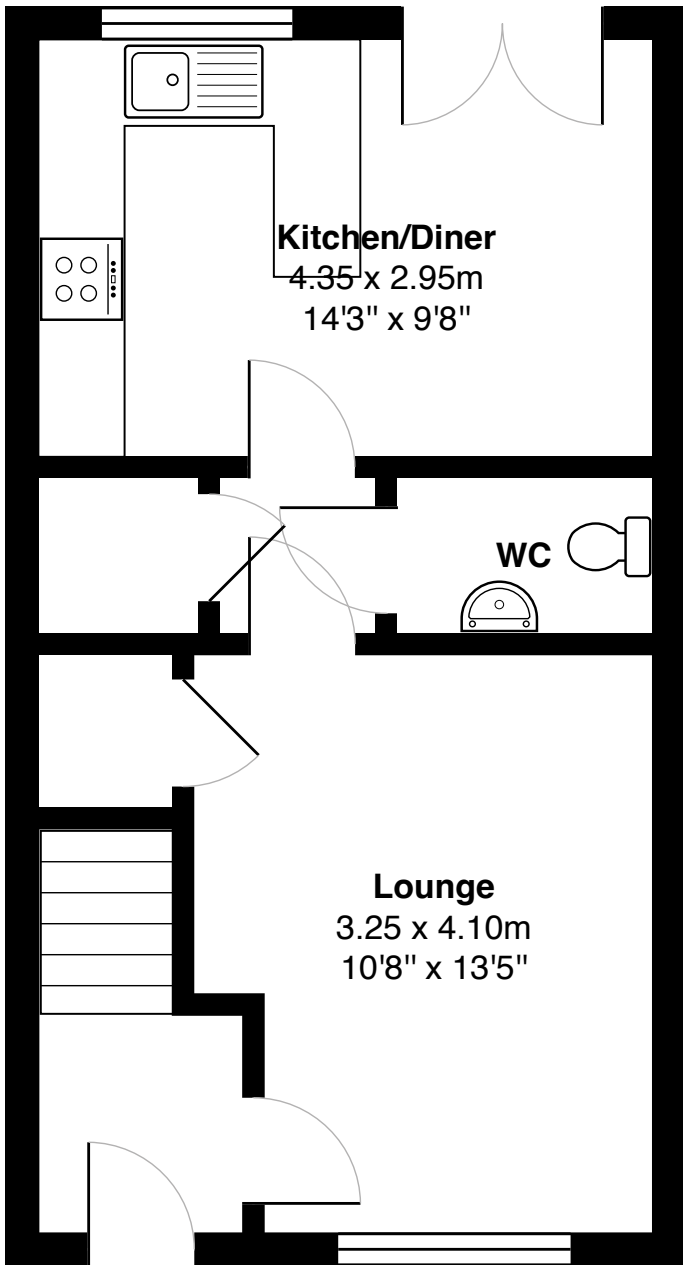




Bedroom 2







Gross internal floor area (m²): 75m²

EPC Rating: B

The property is kept warm and comfortable, with double glazing, gas central heating, full-fibre broadband and energy-efficient solar panels. Parking is provided on the mono-blocked driveway to the side aspect of the property. The stunning rear garden has a large deck and quality 50 mm artificial turf. It's secure, private, child and pet-friendly and on sunnier days offers a fantastic space to sit and relax.

Early viewing is an absolute must for anyone seeking a stylish and highly desirable home, set within a great location, where all the hard work has already been done.

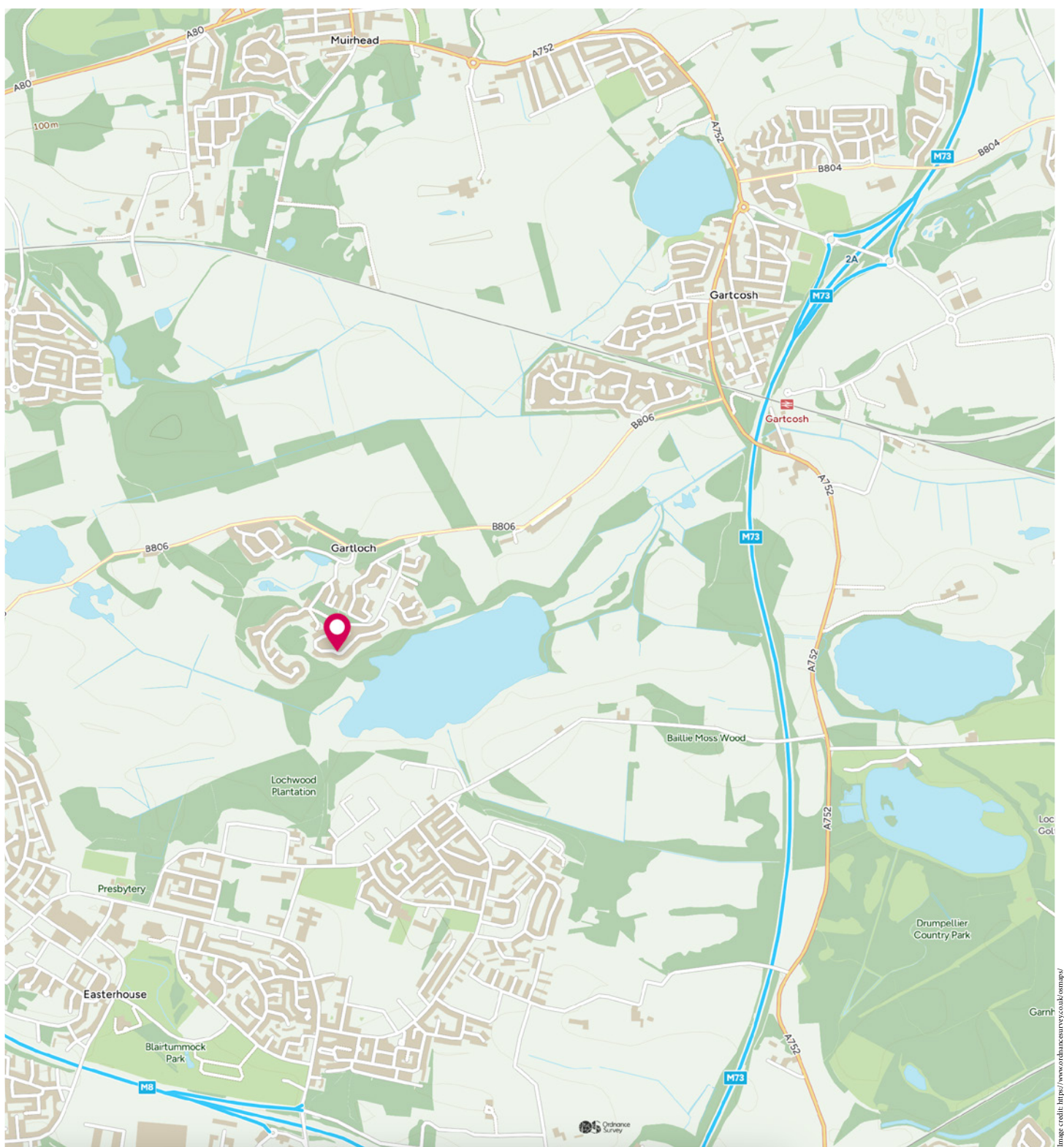




16 Loch Grove is a popular residential address, located just a stone's throw from Bishop Loch, Johnston Loch and 'The Tea House on the Loch'. The subjects are conveniently located for local road and rail services to surrounding areas and Glasgow city centre. For commuters wishing to use private transport, 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, are the Glasgow Fort Shopping Complex and The Forge Shopping Centre and Retail Park. Further extensive shopping in Glasgow city centre is only 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.