



SKIPNESS ROAD, GARTCOSH, GLASGOW OFFERS OVER £250,000

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Set in a quiet, family friendly and modern residential development, the property is located in the popular Gartcosh area of Glasgow.

On entering the welcoming reception hall where it offers space for freestanding furniture, you then enter the neutrally carpeted lounge which is set to the front, then has access to kitchen/diner at the rear. French doors allowing access to the rear garden. The kitchen/dining room has lots of space for dining furniture, and is fitted with modern high quality units and worktops with a matching upstand, and a stainless steel sink. Appliances include an integrated gas hob, oven, fridge/freezer and dishwasher, with ample space for further freestanding white goods in the adjoining utility room and WC. Upstairs, the spacious upper hall serves four well proportioned double bedrooms, including the large master bedroom which features a stylish en-suite shower room. Completing the accommodation, the family bathroom features a modern white three-piece suite with an over-bath shower.

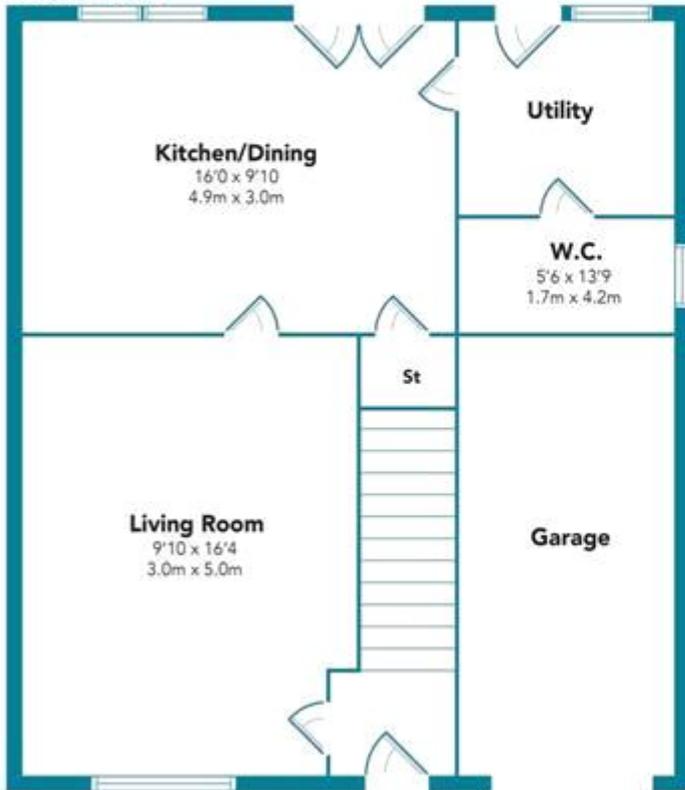
The front of the property has a two car driveway with the rear of the property having a well maintained lawn and rising decking.

The popular district of Gartcosh lies to the east of Glasgow city centre and enjoys excellent road and rail links with easy commuting to Stirling, Edinburgh and Glasgow from the M73 to the M74, M8 and M80. In addition, Gartcosh Train Station provides easy links to Glasgow, Edinburgh and towns in between. Glasgow City Centre is only some eight miles away by road yet the countryside is on the doorstep providing peaceful out of town living. There is a wide range of local shops, high street names, and The Forge retail park is roughly 15 minutes away, with schooling catered for at all ages, including the renowned Hutchesons' Grammar Junior School.

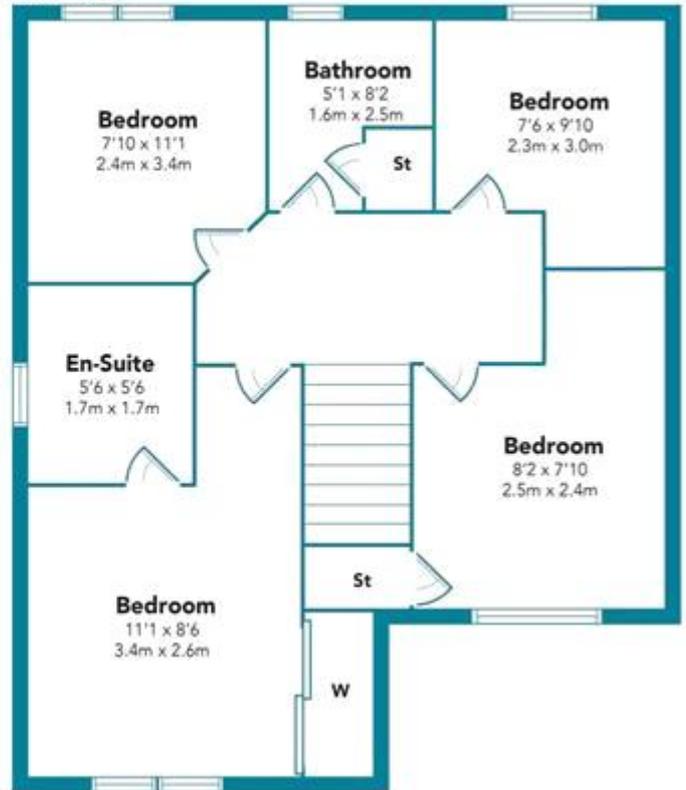


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GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.