



HEATHERBANK AVENUE, GARTCOSH, GLASGOW OFFERS OVER £345,000 Freehold

A wonderful opportunity to acquire this truly impressive five bedroom detached villa set within a quiet development in Gartcosh. Built circa 2006 within the grounds of the former hospital, this fantastic home offers spacious accommodation over two levels. EPC Rating: B

- 5 Bedrooms
- Detached Family Villa
- Lounge
- Walk-in condition
- Spacious formal lounge
- Large Kitchen/Diner
- Large, private gardens
- Family bathroom & En suite
- WC

A wonderful opportunity to acquire this truly impressive five bedroom detached villa set within a quiet development in Gartcosh. Built circa 2006 within the grounds of the former hospital, this fantastic home offers spacious accommodation over two levels with enclosed South facing gardens with views to the nature pond and surrounding valley.

Features include gas central heating, double glazing and substantial plot size.

Positioned to the front of the property is a double driveway and well maintained lawn area. The rear garden offers a beautiful private setting with wonderful South facing views, predominately lawned with shed and patio areas perfect for entertaining.

The accommodation in full comprises; welcoming reception hallway with W/C, forward facing lounge with feature fire place, stylish dining kitchen with a range of floor and wall units and integrated appliances with French doors to rear garden, separate utility room, dining room off kitchen and bedroom currently used as a gym.

The upper level offers four generous bedrooms with the master boasting a beautiful en-suite and a family bathroom to complete.

Gartcosh is a conveniently placed commuter village located just off the M73 motorway between Cumbernauld and Uddingston. The village in recent years has seen great investment from house builders and the new Gartcosh Business Park has been built. The old village, Main Street, is home to a licensed shop, hairdressers, pharmacy and a restaurant/takeaway, in addition to Gartcosh Primary School, the children's nursery and the local community centre hall.

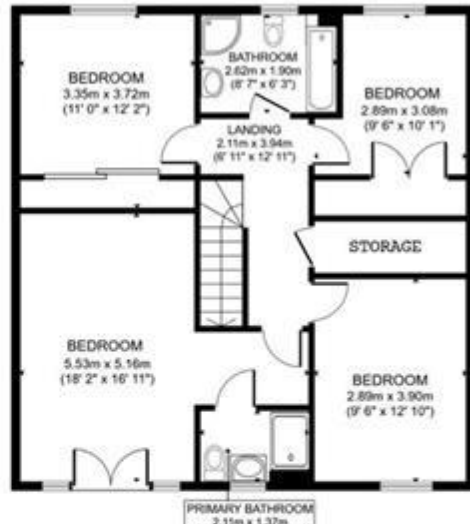
The area is great for commuting by car with access to the M8 and M73, which in turn links with the M74 and M80 motorways throughout the central belt and beyond. In addition, the property is only five minutes drive from Gartcosh park and ride train station. Whilst benefiting from a rural outlook, the property is located a 20 minute drive from Glasgow city centre.

There is a wide choice of leisure activities, including golf clubs, nature walkways and football parks. The property is also located a short drive from Glasgow Fort with cinema, restaurants and shopping.

Tenure: Freehold



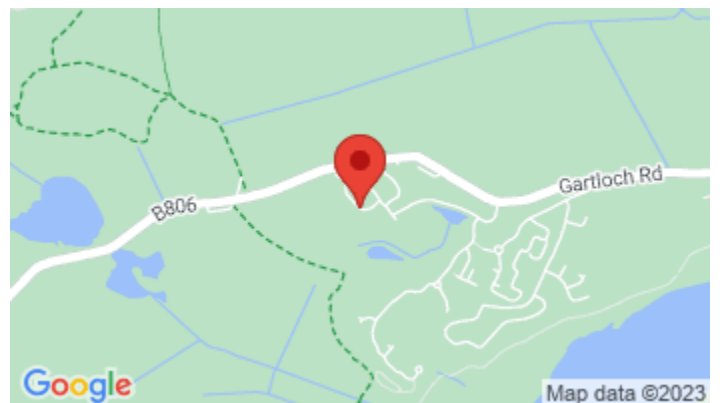
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GROUND FLOOR

FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 105.2 m² (1,130 sq ft) FLOOR 1 76.8 m² (831 sq ft)
 TOTAL 182.0 m² (1,969 sq ft)
 (SEE LAND DIMENSIONS FOR APPROXIMATE ACTUAL MEASUREMENTS)



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.