



## **LOCHEND ROAD, GARTCOSH, GLASGOW OFFERS OVER £165,000** Freehold

Kirkland Estate Agents are proud to present to the market this rarely available three bedroom semi detached family home. Situated within a fantastic location within Lochend Road, Gartcosh. EPC Rating: D

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The property comprises living space in abundance throughout, with viewing being highly advised to truly appreciate the opportunity on offer.

The ground floor level comprises, large reception hallway, front facing lounge. Rear dining room, fitted kitchen and open conservatory.

With the upstairs having three bedrooms and family bathroom.

The outside of the property boasts a front facing garden & driveway. With the rear again having garden space & garage.

Although enjoying a semi rural position, the property is only minutes from Gartcosh and Muirhead providing excellent schooling at primary and secondary levels, in addition the property is nearby access to the M80 and M73.

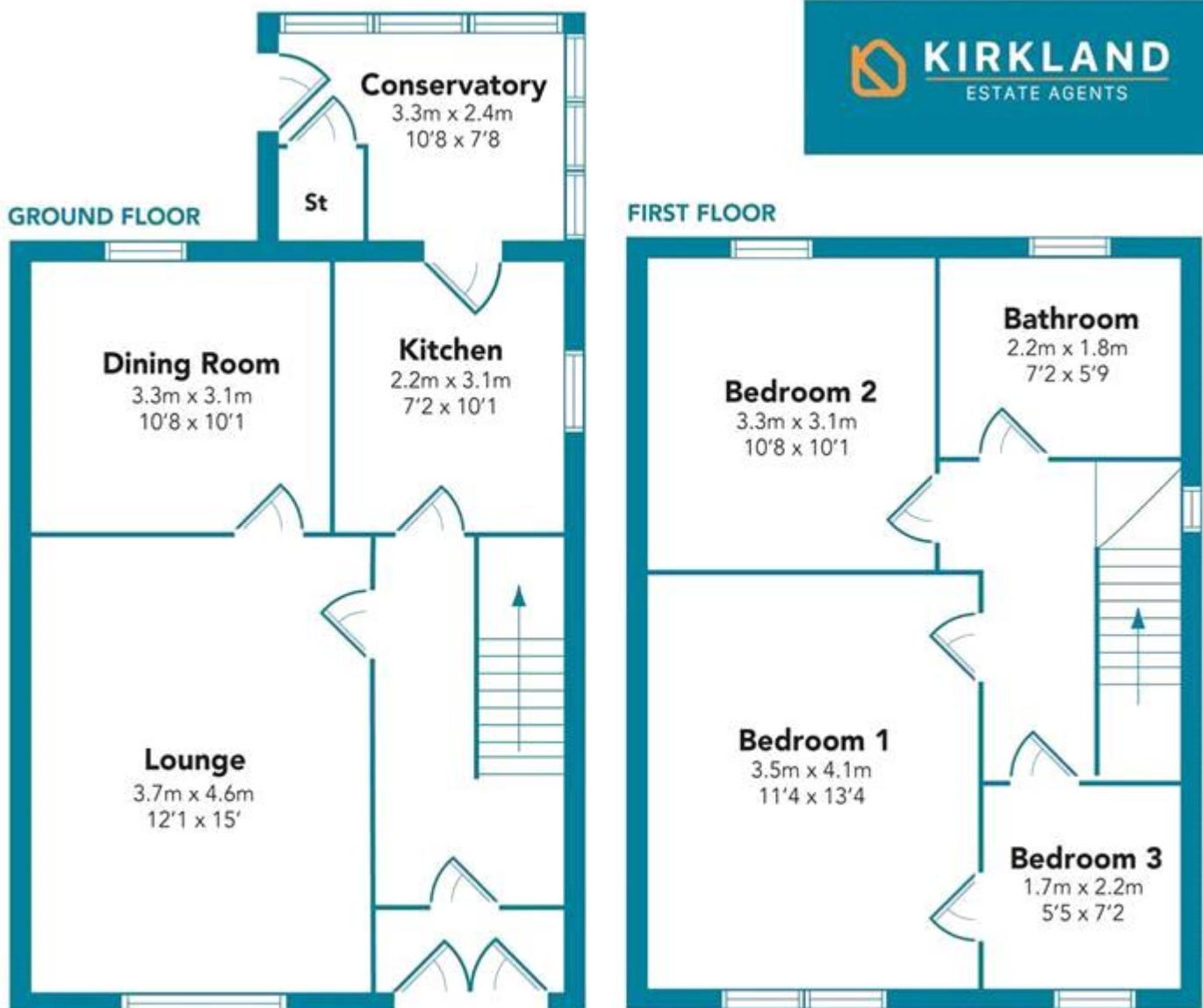
Tenure: Freehold



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KIRKLAND  
ESTATE AGENTS



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.