



CADDER COURT, GLASGOW OFFERS OVER £145,000

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Set within a modern landscaped factored development with well-maintained gardens and residents' parking.

Features include gas central heating, double glazing, security entrance and ample storage space including private attic space accessed from the hall.

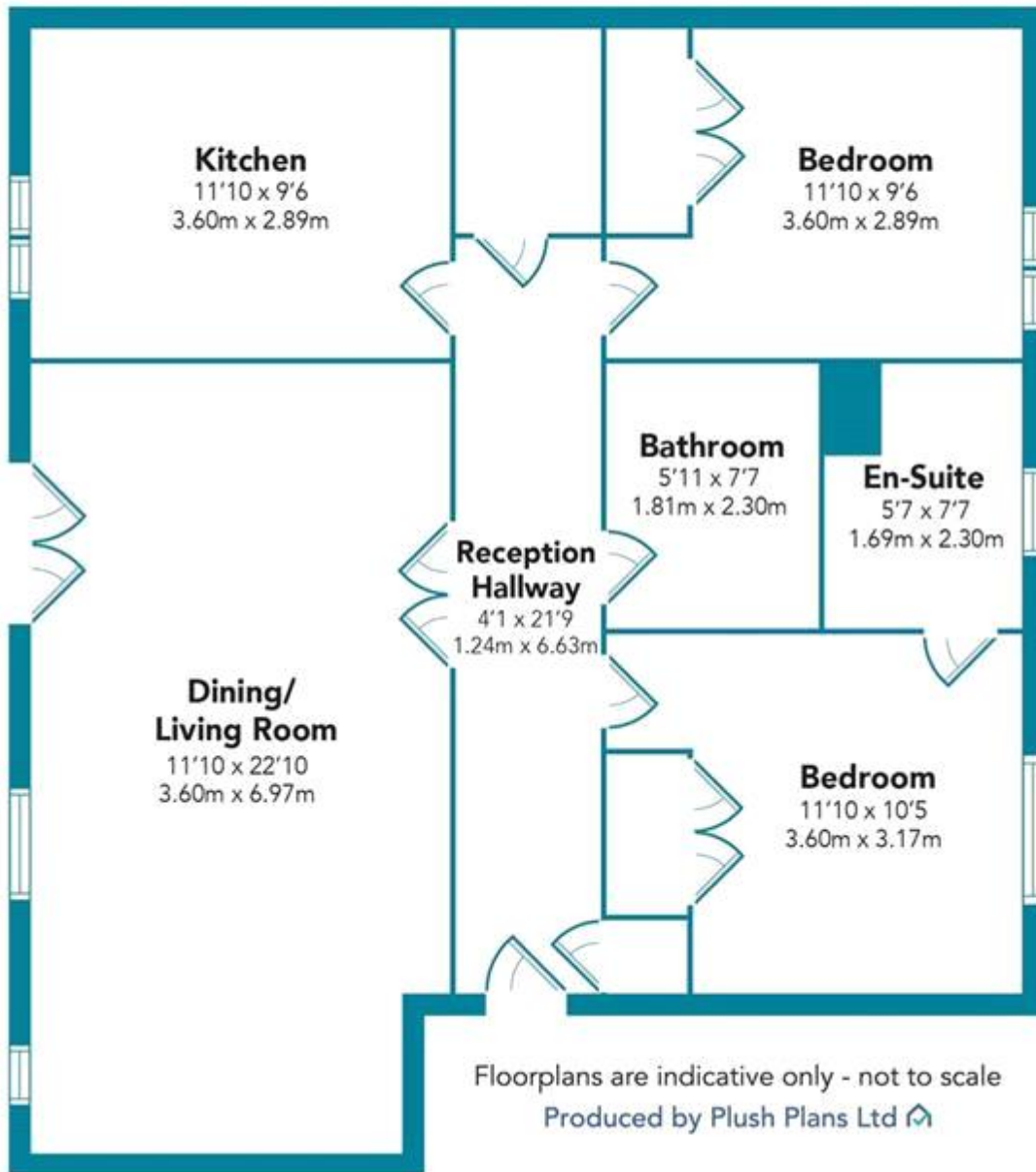
The accommodation in full comprises; welcoming reception hallway with storage cupboard, bright and airy lounge with Parisian balcony overlooking the courtyard, modern kitchen with a range of wall and base mounted units, two generous sized bedrooms with fitted wardrobes with the master boasting an en-suite. To complete this lovely home a three piece bathroom.

The property is set within the sought after Lochview development and is conveniently placed for access to a host of local amenities including shops, golf course, Glasgow Fort shopping centre and public transport services. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network.

Council Tax Band: D



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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/fitings 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.