



14 Station Road, Muirhead, G69 9EE

Offers Over £470,000

- Attractive Traditional Sandstone Detached Villa
- 4 Generous Double Bedrooms
- Substantial Private Plot with Double Garage/ Ample Parking
- EER - D
- Luxurious Standard of Finish Throughout
- Impressive Reception Lounge/Dining Room with Log Burner
- Elevated Position, New DG & GCH
- Completed Renovated/Up-Graded
- 2 Tasteful Bathrooms
- Close To All Local Amenities, Schooling and Transportation Links

14 Station Road, G69 9EE

A charming detached, 4 bedroom, sandstone villa, providing outstanding family accommodation over two levels. Located within the heart of the village, the current owners have fully renovated and presented the home to a magnificent specification throughout. Early viewing is strongly advised. Offering traditional charm with a stylish contemporary twist, the property enjoys beautiful private garden to the rear with generous off-street parking and a substantial double garage/outbuilding. EER - D



Council Tax Band: E



Welcome to this beautiful four bedroom detached sandstone family home, located in the sought-after street of Station Road, Muirhead. This magnificent property offers a comfortable and modern living space, perfect for modern living. The current owner has lovingly refurbished the home to a magnificent standard throughout, making early viewing essential.

On entry, you will be greeted by a bright and inviting hallway that flows to all further apartments. The spacious lounge is perfect for relaxing and/or entertaining with the stylish log burning fireplace providing a real focal point. The dual aspects windows, maximises the natural light and the room can comfortably accommodate a formal dining table if desired.

The kitchen has been fully modernised, creating the real hub of the home. The stylish room is well appointed with a variety of quality integrated appliances, ample storage and once again plenty of natural light.

The large family bathroom, located on the ground floor, has been thoughtfully planned and designed to incorporate a large free-standing bath, separate shower cubicle and an extremely clever vanity storage and utility area. Bedroom 3 and 4 are located on the ground floor and offers fantastic flexibility to suit individuals requirements (ie further reception rooms, home office space or a playroom for younger children). Both rooms are substantial double bedrooms, one over looking the front and the other the rear.

Upstairs, you will find the further two double bedrooms, offering plenty of space for the family. The bedrooms are flooded with natural light from the dual aspect double glazed windows, overlooking the gardens. Each bedroom has been meticulously presented to an enviable standard.

The upstairs shower room has been renovated entirely, creating another tasteful, yet useful space.

The enclosed private gardens offer great outdoor space, ideal for kids and pets. The garden enjoys a high degree of privacy to the rear and the patio makes a wonderful space for al fresco dining. The sweeping driveway provides

exceptional off street parking and the large garage/outbuilding provides potential for any successful buyer (workshop, home office area, gym etc)

In summary the current owners has replaced :-

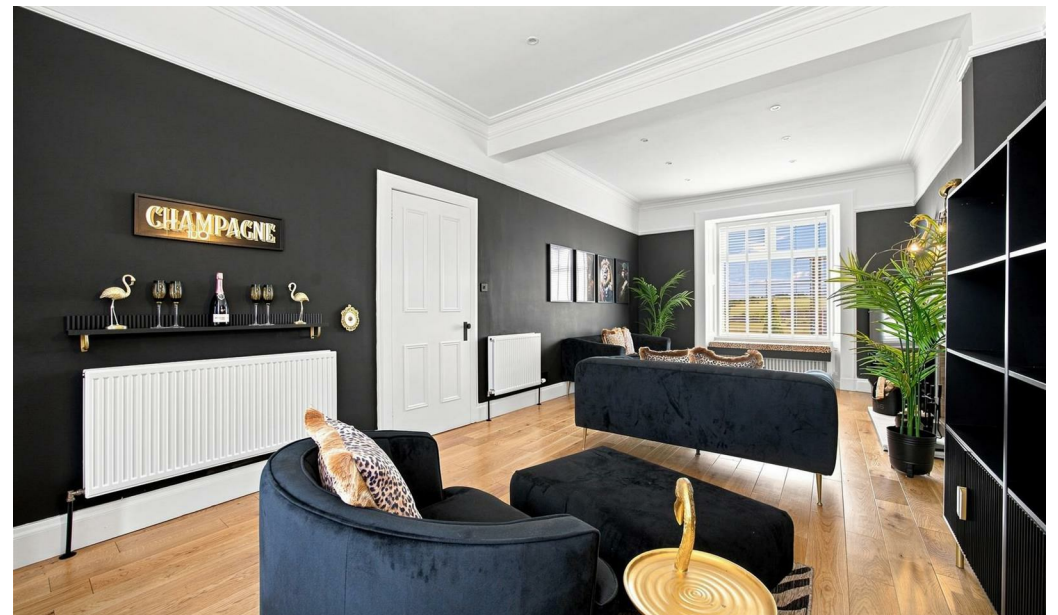
- The Kitchen
- 2 Bathrooms
- Windows
- Storm Door
- Developed the Garage and Driveway Area

Location

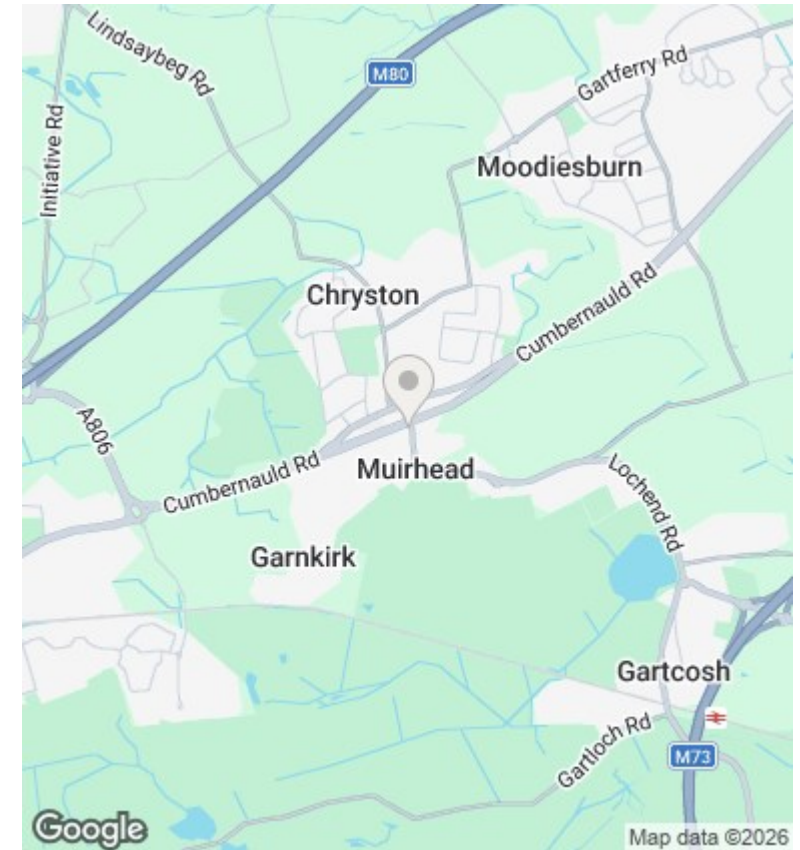
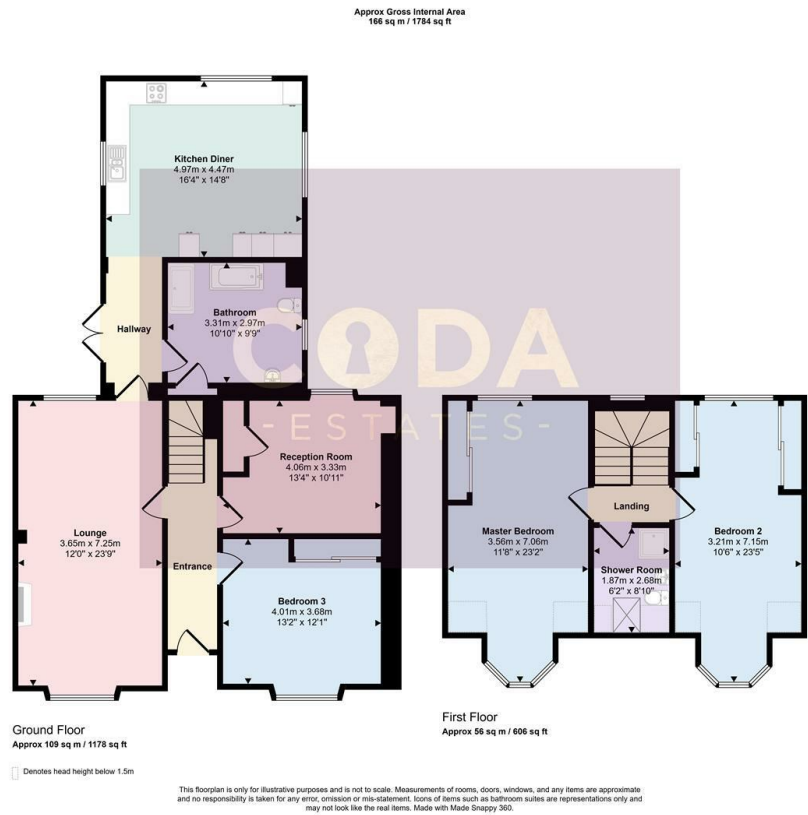
Station Road enjoys a highly convenient setting close to the heart of Muirhead and its many local amenities, including well-regarded schooling. Excellent transport links are available via Cumbernauld Road to the M80 and M73 motorway networks, making the property particularly appealing to commuters. Glasgow City Centre is approximately 7 miles away by road, offering easy access to the city's extensive retail, dining and cultural attractions. Crow Wood Golf Club is also nearby for those with an interest in golf and leisure pursuits.

- Viewings: Arranged strictly by appointment.
- Council Tax: Band E.
- EER: Rating D
- Home Report: Available on request

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		