CODA
-ESTATES-









# 1/2, 1743 Cumbernauld Road, Glasgow, G33 1AA

## Offers Over £110,000

- Attractive first floor flat within the popular Millerston area of Glasgow
- Bright and spacious lounge featuring an attractive bay window
- Two generously proportioned bedrooms - the master a particular highlight
- Recently upgraded boiler providing added peace of mind
- Ideally located beside Hogganfield Park and Nature Reserve, with excellent transport links into Glasgow City Centre
- Beautifully maintained and presented in true walk-in condition
- Modern fitted kitchen incorporating a range of integrated appliances
- Contemporary bathroom with stylish modern fittings
- New roof and convenient off-street parking
- Energy efficiency rating - C

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

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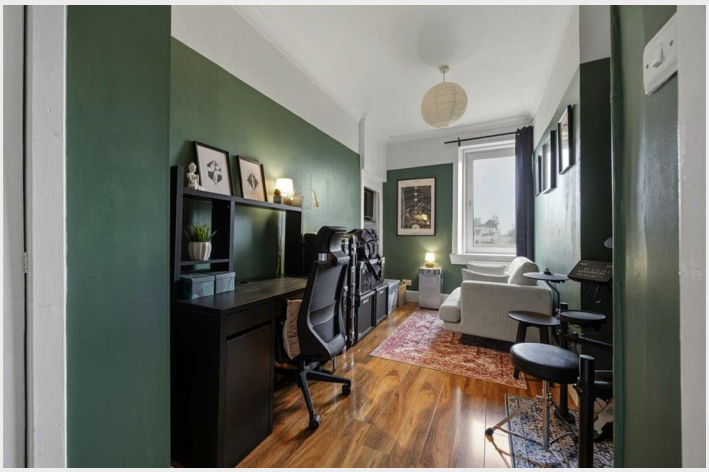
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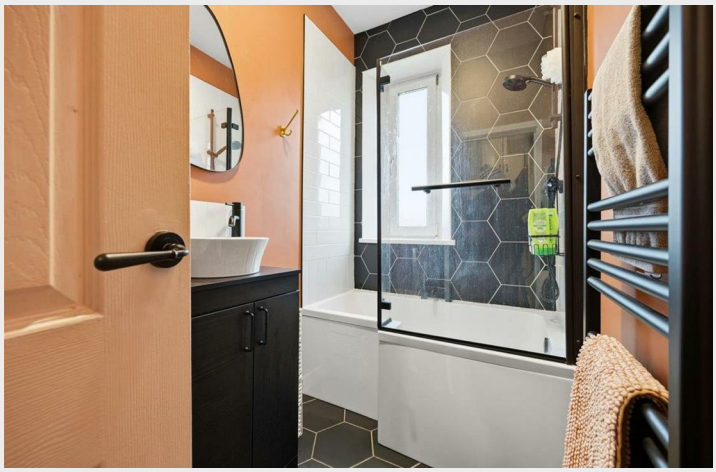
Situated within the popular Millerston area of Glasgow, this beautifully presented first floor flat offers an inviting blend of comfortable living, contemporary style and convenient city connectivity. Meticulously maintained and thoughtfully presented by the current owners, the property provides a welcoming home that is ready to move straight into.

2 1 1 C

Council Tax Band: C







The accommodation opens into a welcoming reception hallway, leading through to a generously proportioned lounge, featuring an attractive bay window which creates a wonderful sense of space and allows natural light to flood the room. The proportions provide ample flexibility for both relaxing and entertaining.

The well-appointed kitchen has been opened out to provide space and an abundance of natural light, whilst offering an excellent range of fitted units, complemented by a selection of integrated appliances and generous worktop space, creating a practical yet stylish environment for everyday living.

There are two well-proportioned bedrooms, both offering comfortable accommodation, with the primary bedroom particularly generous in size. Completing the internal accommodation is a contemporary bathroom, finished with modern fittings and providing a relaxing space to unwind.

Further upgrades to the property include the installation of a new combi-boiler, a new roof, and the added convenience of off-street parking.

The location is another notable highlight. Positioned immediately adjacent to Hogganfield Park and Nature Reserve, residents can enjoy beautiful open green spaces, picturesque walks and an abundance of wildlife right on their doorstep. Excellent transport links and convenient road connections also make commuting into Glasgow City Centre straightforward, while a range of local amenities and everyday conveniences are readily accessible.

An excellent opportunity to acquire a meticulously maintained, move-in-ready home in a convenient yet enviable setting, combining comfortable modern living with the benefit of beautiful parkland on the doorstep.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - Glasgow City Band C
EER - C

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



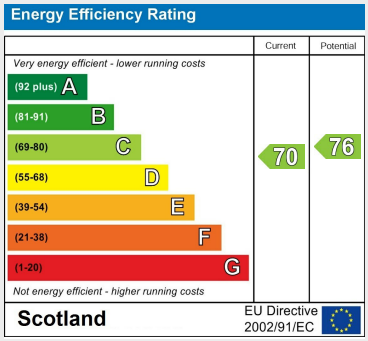

## Directions

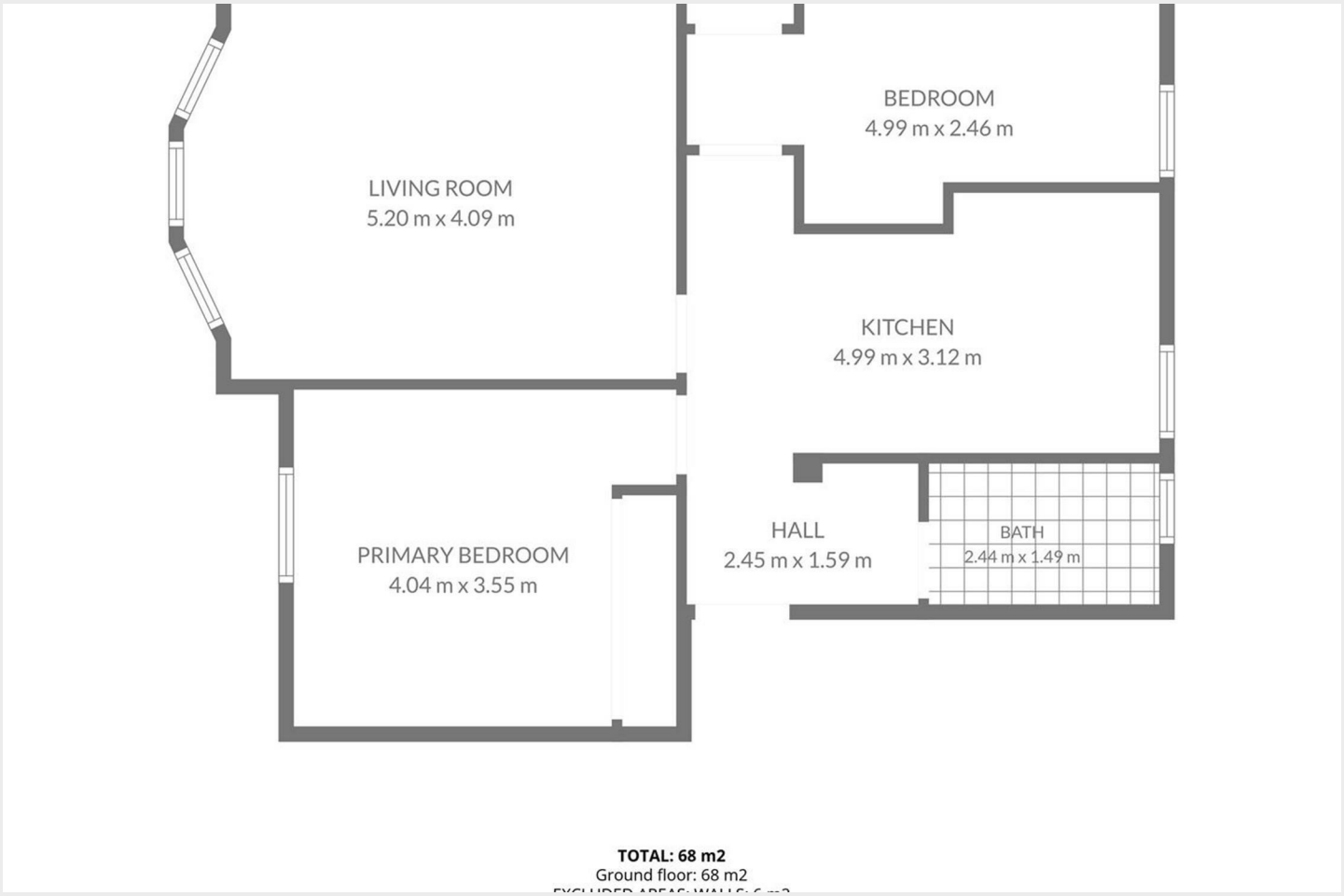
## Viewings

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

## EPC Rating:

C




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