



RESIDENCE

41 Old Gartloch Road, Gartcosh, G69 8ET

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2 Bedrooms | 1 Public Room | 1 Bathroom

Set on a fantastic and generously sized plot on the ever-popular Old Gartloch Road, this two-bedroom main door lower conversion offers well-presented accommodation with excellent outdoor space and private parking.

The property is entered via its own main door, creating an immediate sense of privacy. Internally, the accommodation is bright, spacious and well laid out. The welcoming lounge is a particular highlight, featuring a large bay window that floods the room with natural light and provides a pleasant outlook to the front. There are two well-proportioned bedrooms, both offering space for freestanding furniture and flexibility for home working if required.

The modern breakfast kitchen is fitted with a range of contemporary base and wall-mounted units, and complementary worktops, making it ideal for everyday living and entertaining. The accommodation is completed by a stylish, contemporary shower room finished with quality fittings and a sleek, modern design.

Externally, the property truly excels. To the rear lies a private garden, perfect for relaxing or outdoor entertaining, and featuring a summerhouse that adds versatility for leisure, hobbies or additional storage. To the front, there is private parking, adding to the convenience of this attractive home.

Early viewing is highly recommended to fully appreciate the setting, space and overall appeal of this excellent lower conversion.

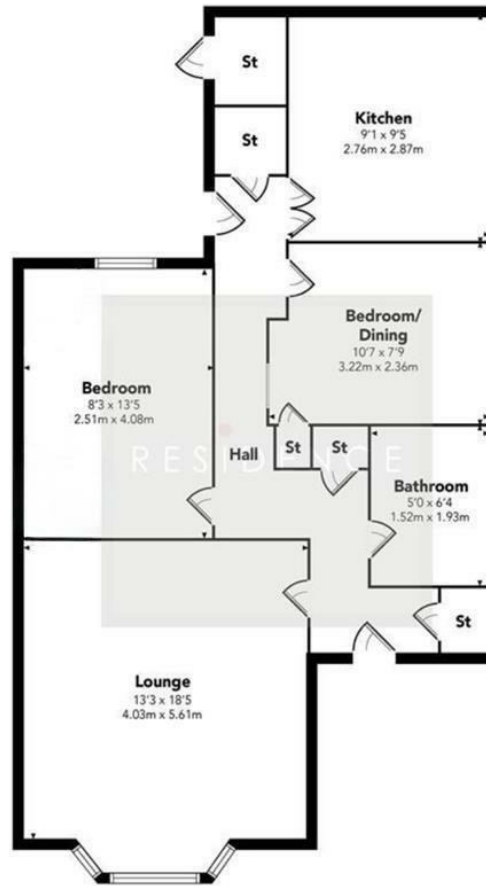
753.47 sq ft | EER = D



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Old Gartloch Road



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.
Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.