



1A Chestnut Grove, Gartcosh, Glasgow, , G69 8HD

- Phenomenal Family Home - 1900sqft
- Flexible Accommodation Over 2 Levels
- Spacious Formal Lounge

Exceptional family property within a quiet cul-de-sac location (1900sqft). Finished to a high specification throughout. Accommodation comprises spacious formal lounge, family room with bay window, separate dining room, breakfasting kitchen, utility, w/c, master ensuite with walk in wardrobes and Jack n Jill shower room.

OFFERS OVER

£305,000



PROPERTY DESCRIPTION

This executive property (1900 square feet) boasts substantial family accommodation over two levels. Finished to a high specification throughout early viewing is strongly advised. Located within a countryside cul-de-sac location however near to excellent road and rail networks, this property provides the best of both worlds.

Accommodation comprises, large reception hallway, impressive formal lounge which runs the length of the house, separate family room, formal dining room, dining kitchen, utility room and the downstairs cloakroom. On the upper level you will find the spacious master bedroom which benefits from walk in wardrobes and spacious en-suite shower room. Two double bedrooms linked by the Jack n Jill shower room and the final double guest bedroom which is located to the front of the property.

Room Dimensions

Entrance Porch - 1.60m x 1.45m

Lounge - 7.50m x 3.80m

Family Room - 4.50m x 3.50m

Dining Room - 4.00m x 2.90m

Dining Kitchen - 4.30m x 3.65m

Utility Room - 2.35m x 1.85m

w/c - 1.80m x 1.30m

Master Bedroom - 4.25m x 3.95m

Ensuite - 2.30m x 2.10m

Walk in Wardrobes - 2.10m x 2.10m

Bedroom 2 - 3.80m x 2.90m

Bedroom 3 - 3.25m x 3.15m

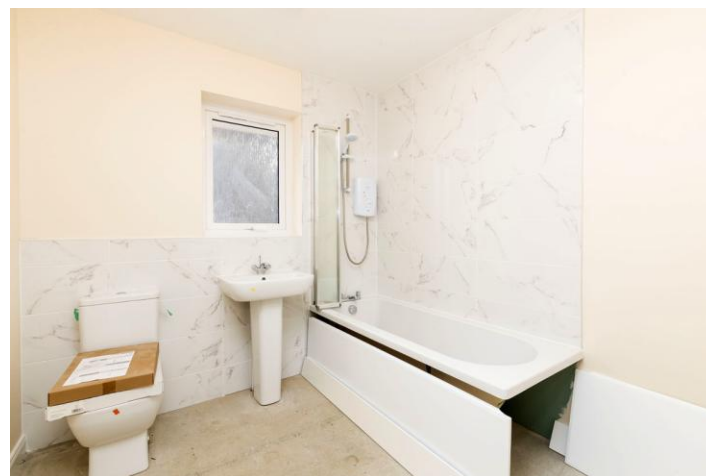
Bedroom 4 - 3.80m x 2.90m

Jack n Jill Shower Room - 2.60m x 1.95m

House Bathroom - 2.60m x 2.30m

Location

Chestnut Grove is well placed in the midst of the



countryside, yet within easy reach of the village amenities which includes a primary school less than a mile away. Gartcosh Train Station is just over a mile away by foot. Mount Ellen Golf Course is also within easy reach as is the interchange for the M73. The Fort Shopping Centre is just over four miles away and Glasgow City centre is some 11 miles away via the M8.

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 980 SQ.FT.
(91.0 SQ.M.)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.