CODA
-ESTATES-







64 Lochview Crescent, Hogganfield, Glasgow, G33 1QW

Offers Over £215,000

- Immaculate Split Level Bungalow
- Welcoming Reception Room
- Adequate Storage including Loft Space
- EER - D
- 3 Bedrooms & Two Reception Areas
- Stylish Kitchen with Quartz Worktops & Integrated Appliances
- GCH, DG, Private Landscaped Garden & Substantial Driveway
- Well Presented & Maintained Throughout
- Conservatory with Access Externally
- Close to Local Amenities, Schooling & Transportation Links

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

sales@codaestates.co.uk
www.codaestates.co.uk

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*** Closing Date Friday 2nd Oct @ 12 noon *** This attractive 3 bedroom, extended, split-level, semi-detached property has been well maintained, re-configured and tastefully presented by the current owners making early viewing essential. Located within a popular residential location close to all local amenities and transportation links. This elevated property enjoys splendid open views towards Hogganfield Loch. Further benefits include quality fixtures and fittings, landscaped gardens, GCH, DG, Conservatory and Substantial Driveway. EER - D

3 1 2 D

Council Tax Band: D





A truly stunning split level bungalow set within a much desired locale.
Internally the property has been upgraded, re-configured and maintained to an impeccable standard by the current owners. Early viewing is strongly advised to fully appreciate the internal and external presentation of the property.
The property is located a short distance away from local shopping facilities, primary and secondary schooling and excellent public transport links.
The unique home comprises welcoming reception hall (which allows access to individual apartments/levels), spacious lounge, stylish kitchen, bedroom 3 and fitted bathroom. On the lower level you will find two generous double bedrooms and conservatory.
Further benefits include gas central heating, double glazed window units and fresh modern, quality finishings throughout. Externally the property benefits from ample off street parking for several cars. The rear garden has been landscaped to provide two useful areas, one mainly laid to lawn and the tasteful patio area, ideal for relaxing and/or entertaining. The rear garden is fully enclosed, perfect for younger children and family pets.
The development has traffic calming measures and well maintained landscaped communal areas and off-road parking for residents.

Room Dimensions
Entrance Hallway -
Lounge - 4.86m x 3.72m
Kitchen - 3.96m x 3.70m
Bedroom 3/ Dining Room - 2.76m x 2.36m
Master Bedroom - 3.87m x 3.85m
Bedroom 2 - 3.85m x 2.74m
Bathroom - 2.59m x 1.47m
Conservatory - 2.96m x 2.91m

Home Report Available on Request
EER - D

Viewing Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.









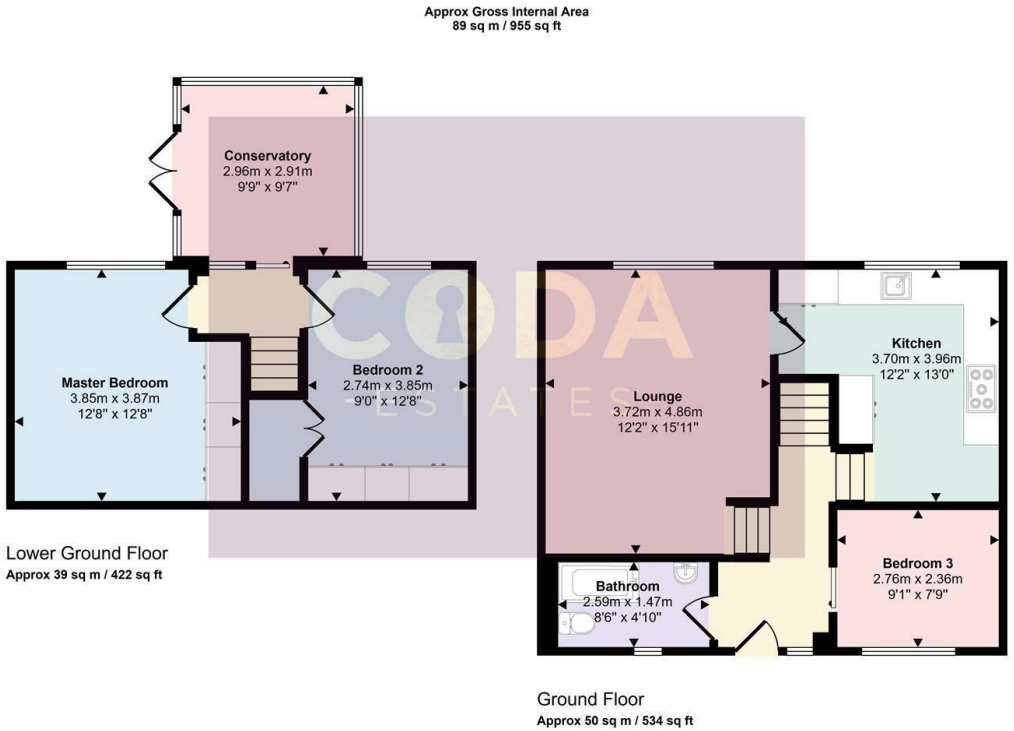


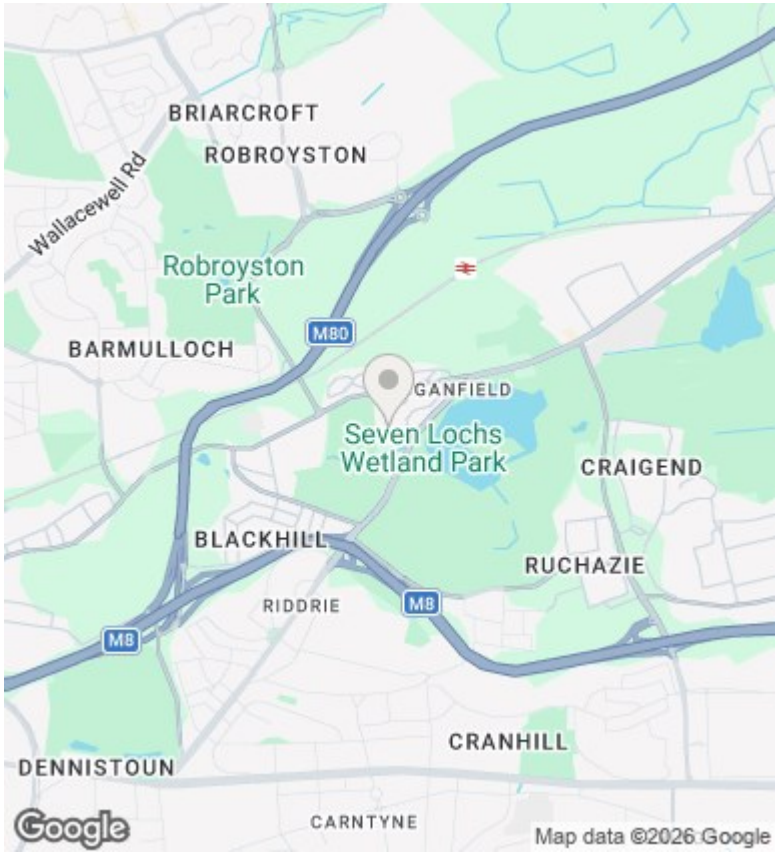












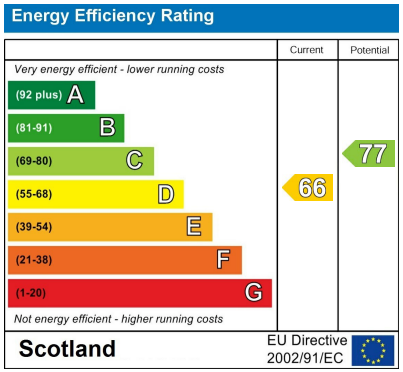
Directions

Viewings

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

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