



## 1C Gartocher Drive, Sandyhills, Lanarkshire, G32 0HB



Countrywide Estate Agents strongly recommend immediate internal viewing of this beautifully presented, modern first floor flat within a popular development with private parking space to side.

This property would make an ideal purchase for both old and young alike and as viewing would confirm is presented in outstanding condition. The property benefits from gas central heating, double glazing, and audio controlled entry and privately owned rear garden.

The accommodation comprises communal resident's entrance with security entry system, reception hall with access to storage loft, spacious lounge, fitted dining kitchen, two bedrooms both with fitted wardrobes and a refitted bathroom with thermostatic shower and screen.

The property is conveniently located for schooling and all local amenities.

Please refer to published Home Report for EER Band.











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To view contact:

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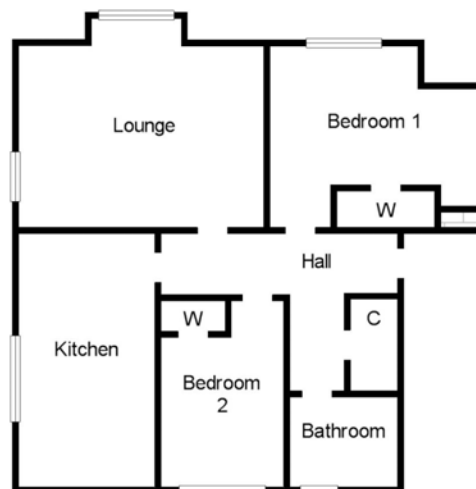
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Mon, Tue & Thur: 9.00am - 5.30pm

Wed: 9.00am - 7.00pm

Fri: 9.00am - 5.00pm

Sat: 9.00am - 1.00pm



#### ACCOMMODATION

**HALLWAY** - 15' (4.57m) X 8' (2.44m) X 3' (0.91m)

**LOUNGE** - 14' (4.27m) x 13' (3.96m) x 11' (3.35m)

**KITCHEN** - 15' x 7' (4.57m x 2.13m)

**BEDROOM 1** - 11' x 11' (3.35m x 3.35m)

**BEDROOM 2** - 11' (3.35m) x 9' (2.74m) x 8' (2.44m)

**BATHROOM** - 6' x 6' (1.83m x 1.83m)

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For more information or to register your interest please contact

Your local office: Countrywide Baillieston 1 Barrachnie Road, Baillieston, Glasgow, Lanarkshire, G69 6HB  
Telephone: 0141 773 4455 e-mail: baillieston@countrywidenorth.co.uk

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**AGENTS NOTE:**

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded.

**Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

**All measurements,** distances and areas are approximate and for guidance only.

Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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