




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474 / THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

10 Blades Court

GARTCOSH, GLASGOW, G69 8DY

Gartcosh

Blades Court is a popular residential address located just a stone's throw from Johnston Loch and 'The Tea House on the Loch'. The subjects are conveniently located for local road and rail services to surrounding areas and Glasgow city centre. For commuters wishing to use private transport, there are road links enabling access to the M73, M8, M74 and main arterial route enabling them easy access to main Centres of business and Commerce. The local railway station is within a short stroll.

The surrounding suburbs of Baillieston and Coatbridge provide a wealth of shopping facilities including The Main Street Shopping Complex, the Quadrant and The Faraday Retail Park, boasting a number of high street retailers. Also, within a short drive away, is the Glasgow Fort Shopping Complex and The Forge Shopping Centre and Retail Park. Further extensive shopping in Glasgow city centre is approx ten to fifteen minutes by car. For recreational pursuits, The Showcase Cinema Complex and surrounding restaurants are located at Uddingston. The Time Capsule Swimming and Leisure Centre at nearby Coatbridge, Bowling and various Golf Clubs are located in the surrounding area.



located just a *stone's throw* from *Johnston Loch*

10 Blades Court

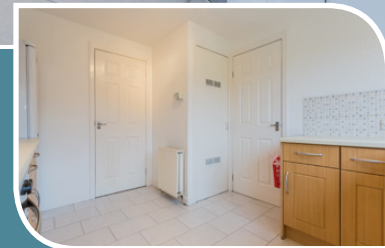
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THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM.

We are delighted to offer for sale this extremely well maintained and modernised, three bedroom, end-terrace villa, which is formed over two levels and is situated in a very popular location and within a short stroll of Johnston Loch. This ideal family home has spacious and flexible living accommodation and has been competitively priced to realise an early sale. It also offers the very real possibility of extending to the rear or erecting a conservatory (subject to obtaining the necessary consents).

The property has been well maintained by the current owners and is offered to the market in very good decorative order. Properties of this type and nature come to the market very rarely. The stylish interior will attract a variety of potential purchasers looking for their ideal family home.

In more detail, the accommodation comprises of a welcoming reception hallway, with a useful understairs storage area and a walk-in cupboard. This could easily be converted into a cloakroom/WC or small study (STPP). The immediately impressive lounge/diner is a bright and airy room, with a range of furniture configurations. There is also ample space within the dining area for a table and chairs, for more relaxed entertaining with friends and family, and this area is sure to become the 'hub' of the home. A door opens from here directly onto the decking in the rear garden. The kitchen includes a good range of contemporary floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. There is also space for a washing machine and an upright fridge freezer. There is also a handy storage cupboard located in this zone.



This *ideal family home* has *spacious* and *flexible* living accommodation

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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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