



MAIN DOOR LOWER COTTAGE FLAT

7 NETHERTON HILL
LENNOXTOWN
G66 7LF



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Situated at the foot of the Campsie Fells and within a small development forming part of this ever popular village, this MAIN DOOR LOWER COTTAGE FLAT is situated within a small cul-de-sac and enjoys fabulous tree lined aspects, yet is only a few minutes from Main Street with a wide and varied range of shopping in addition to Lennoxton Primary and St Machan’s Primary.

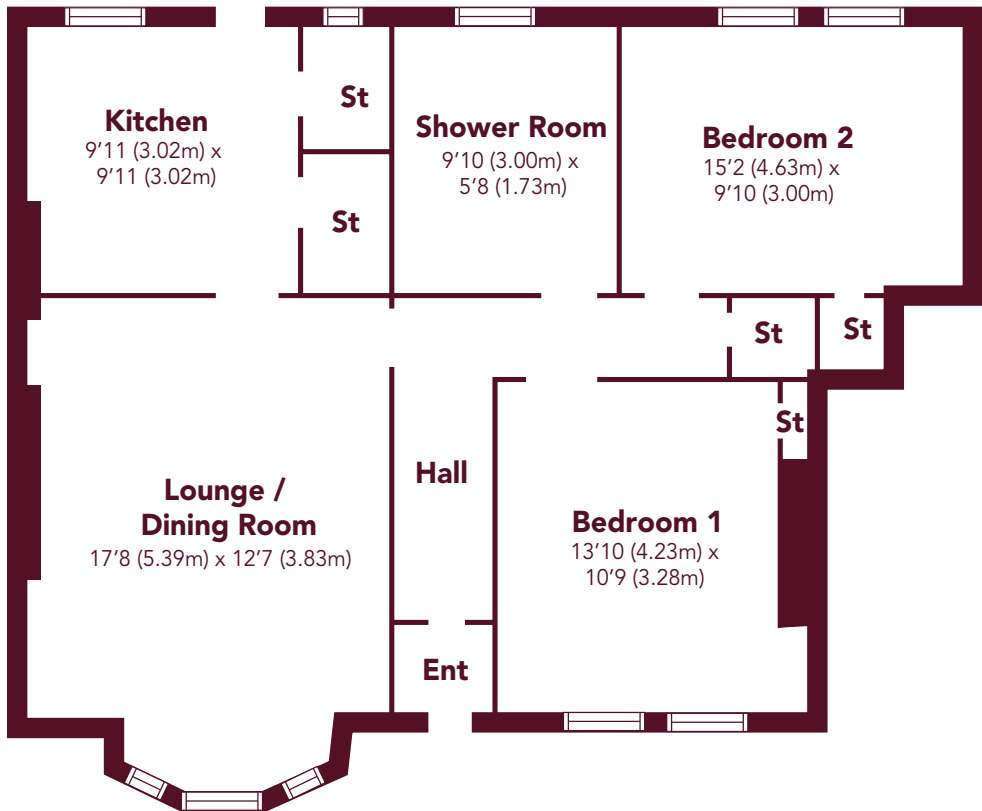
Decorative double glazed and PVC front door onto entrance vestibule, L shaped reception hall with deep walk-in storage cupboard, impressive near 18’ lounge/dining room with bay window to front and access to a fitted larger breakfasting kitchen with window and double glazed door onto rear garden with fabulous open aspects. The preparation area comprises floor and wall mounted veneer fronted units with complimentary oak wood veneer work tops and integrated oven, hob and hood, two deep storage cupboards, two generous double bedrooms, each with recessed storage cupboards, modern fitted large shower/wet room with wet wall panelling, ceiling lined in PVC, chrome towel rail.

The specification includes gas central heating and double glazing. There is a generous private garden to rear.

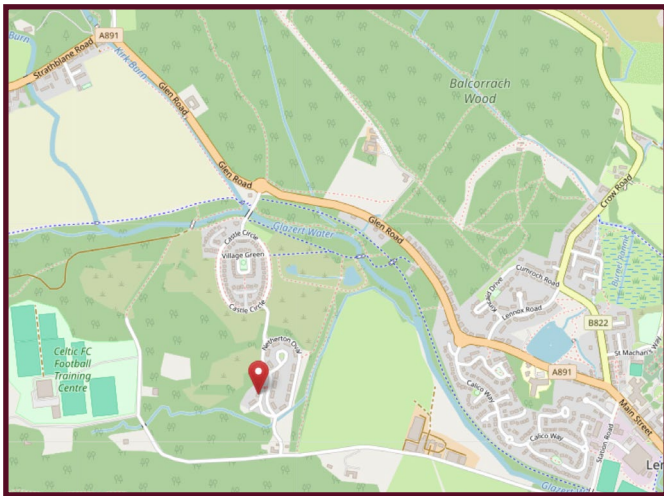
Lennoxton enjoys a tranquil rural setting, however is only a few minutes from both Torrance and Milton of Campsie with Kirkintilloch beyond and access to the Lenzie by-pass and the motorway network providing access to Glasgow, Stirling and Edinburgh etc.

Measurements

LOUNGE/DINING	17’8 (5.39m) x 12’7 (3.83m)	BEDROOM ONE	13’10 (4.23m) x 10’9 (3.28m)
KITCHEN	9’11 (3.02m) x 9’11 (3.02m)	BEDROOM TWO	15’2 (4.63m) x 9’10 (3.00m)
		SHOWER ROOM	9’10 (3.00m) x 5’8 (1.73m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Travelling north along Main Street past Station Road on left and Crosshill Street on right, continuing straight ahead at the roundabout onto Glen Road, turning left at the mini roundabout onto Newbridge, bear left onto Castle Circus, following the road round to the left onto Netherton Oval left onto Netherton Hill, right at the top of the hill and number 7 is at the top of the cul-de-sac on left.

Viewing

By appointment with Miller Beckett & Jackson, 0141 204 2833.

EPC

D

Council Tax

Band A.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE