



MORAY COTTAGE, 2 CHURCH ROAD, MUIRHEAD, G69 9EB



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A substantial detached villa situated in a sought after pocket of Muirhead.

The property has sumptuous rooms of enviable proportions providing a high degree of natural light and an uncompromising level of specification.

Internally, the property offers an excellent mix of apartments and has been sympathetically improved to a very high standard. The property has a layout ideal for modern living and offers plenty of scope for entertaining on a grand scale.

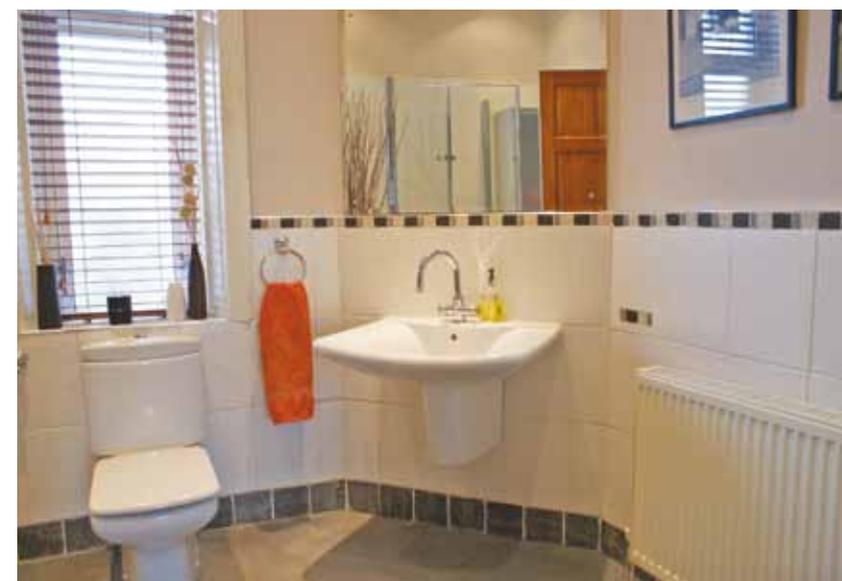
The accommodation comprises vestibule, reception hallway which provides access to the lounge, bedrooms 1 and 2 and the shower room. The lounge is a particularly spacious reception room with front facing window. There is a staircase in the lounge which leads to bedroom 3 and study area on the upper level. A door in the lounge connects to the kitchen. The modern fitted kitchen displays a range of contemporary units with contrasting worktops. The kitchen features a Range style cooker, integrated dishwasher and integrated fridge. The dining room is positioned off the kitchen, providing ample space for dining table and chairs. The conservatory is accessed from the dining room, commanding a fine outlook across the rear gardens. There is a staircase from the dining room which leads to the granny wing, which encompasses a double size bedroom, en suite shower room and sitting area. The modern shower room was fully upgraded in recent years with quality sanitary ware and tiling.

Gas central heating system with regularly serviced combi boiler. Double glazed. There is a fitted alarm system currently in operation. The long monoblocked driveway, leads to a detached garage. The garage has a self-contained utility room and store room.

The property is set in a landscaped, sizeable garden. The rear garden is secure for children and dogs and is screened from neighbouring properties, thereby offering a high degree of privacy.

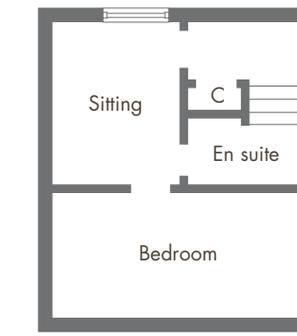
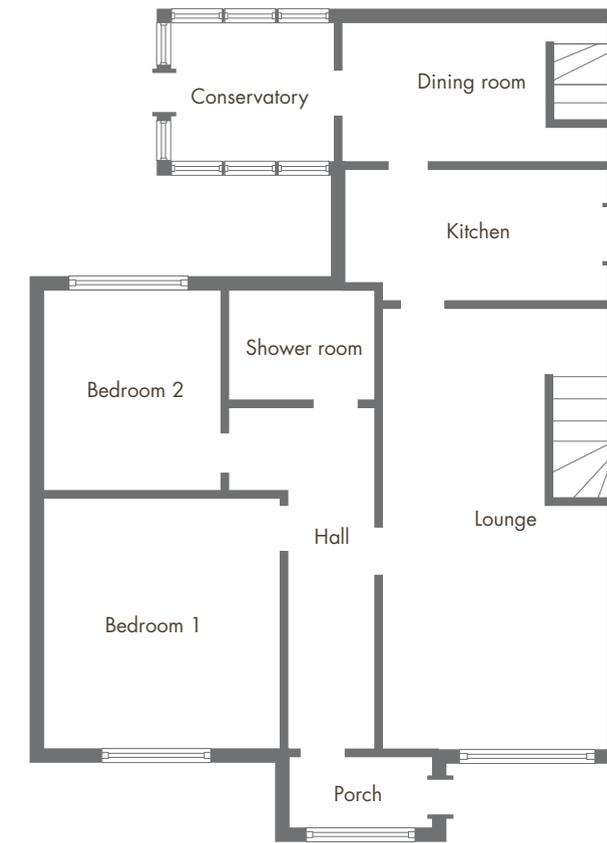
Church Road is a lovely street with an array of impressive villas and bungalows, within the centre of Muirhead. Muirhead has an excellent range of amenities including local shops, Banks and Restaurants. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the Muirhead area including Chryston High School and a number of quality golf courses. The village also boasts a range of essential shops and services.

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GRANNY WING



RECEPTION HALLWAY	
LOUNGE	26' 5" x 12' 8"
KITCHEN	12' 0" x 9' 0"
DINING ROOM	12' 0" x 12' 0"
CONSERVATORY	12' 6" x 10' 0"
BEDROOM 1	13' 8" x 11' 10"
BEDROOM 2	10' 5" x 8' 5"
BEDROOM 3	16' 10" x 13' 0"
STUDY	11' 0" x 7' 0"
SHOWER ROOM	8' 0" x 7' 5"
GRANNY WING	
BEDROOM	12' 0" x 9' 1"
SITTING AREA	13' 0" x 6' 0"
EN SUITE	



INCLUSIONS:

The inclusions are subject to negotiation.

SCHOOL CATCHMENT AREA:

The property lies within the catchment area of Muirhead Primary School, St Barbaras Primary School and Chryston High School.

RECREATION:

Muirhead is very well served for the sporting enthusiast with a selection of facilities available nearby.

COMMUTING:

Lenzie train station provides a twice hourly service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie. The nearby M80 provides swift access to Glasgow city centre.



TRAVEL DIRECTIONS

On entering Muirhead from Lenzie proceed along Lindsaybeg Road heading over the mini roundabout. Turn left onto Cumbernauld Road, followed by right turning at the traffic lights onto Station Road. Church Road can be found on your right hand side.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.

TOWN & COUNTRY

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HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm