



12 Craigmaddie Gardens, Torrance, Glasgow, G64 4LW

Offers Over £320,000

- Immaculately Presented Family Home
- Chain Free Buy - Fantastic Quality of Finish
- Brand New Fitted Kitchen
- South Facing Landscaped Gardens
- Close to All Local Amenities
- Fully Renovated Throughout - HR £375K
- Flexible 4 Bedroom Layout
- 2 Bathrooms and WC
- Highly Rated School Catchments
- EER - D

12 Craigmaddie Gardens, Glasgow G64 4LW

**** Unexpectedly Back on the Market - Under Home Report **** Welcome to Craigmaddie Gardens, an impressive property located in the picturesque village of Torrance. This immaculate detached house, fully renovated throughout, offers a perfect blend of refined comfort and modern style.

Situated in the peaceful surroundings of Torrance, this property offers a tranquil escape from the hustle and bustle of city life while still being within easy reach of nearby amenities. The village itself boasts a strong sense of community and is surrounded by beautiful green spaces, perfect for leisurely strolls or outdoor activities.

Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm of Craigmaddie Gardens for yourself.



Council Tax Band: E



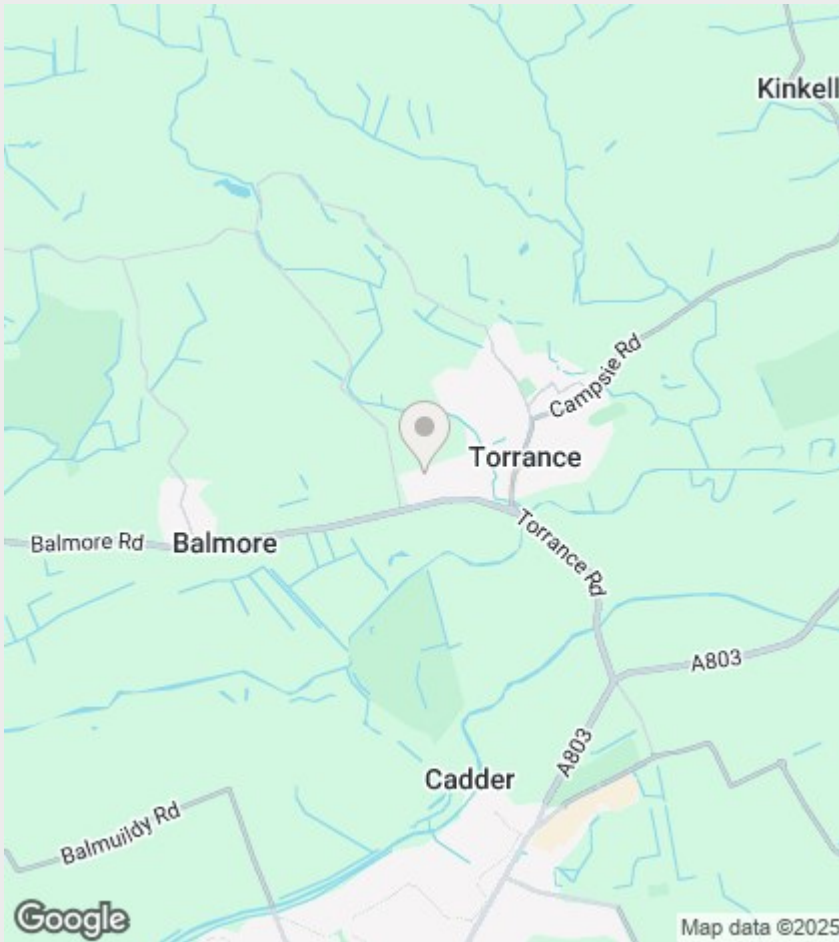
The level of finish on offer is immediately apparent as you pull in to the white stone chipped driveway, and this property is even more impressive as you step through the front door. Greeted by contemporary herringbone flooring and sage green walls, with new internal doors contrasting with the skirting and wooden surrounds. The entrance hallway has a convenient wc off, whilst the original integral garage has been fully converted to form a 4th bedroom with en-suite shower-room. The main lounge accommodation is an L-shaped living/dining space which opens on to the stylish fitted kitchen replete with a range of floor and wall mounted units, integrated appliances, contrasting work surfaces, and tiled backslashes. From the kitchen there is french door access to the landscaped south facing garden complete with tiered composite decking area. The upper accommodation comprises of 3 bedrooms, two large doubles and a spacious single, whilst the family bathroom is another impressively finished space, with 3 piece white bath suite and tiled finish. Outside the property offers a private 3 car drive and to the rear you will find a tranquil south-facing garden, complete with large raised composite decked area off the back of the home. Further benefits include a brand new GCH system, new double glazing, and excellent storage throughout.

Surrounded by beautiful countryside, the village of Torrance is home to the highly rated Torrance Primary, with secondary provisions at Boclair Academy in Bearsden. There are a selection of local amenities including two hairdressers, convenience store, dentist, bakery, mobile Post Office, and pharmacy. It is also highly convenient for the nearby Strathkelvin Retail Park, including Marks and Spencer. There are three village pubs and recreational facilities include tennis courts, a bowling club and nearby golf courses. Torrance is surrounded by picturesque scenery and is a short drive from the suburbs of Bearsden, Milngavie, Bishopbriggs, and the town of Kirkintilloch, where a wider selection of facilities are on offer along with rail links to Glasgow, Edinburgh and further afield.

Home Report Available on Request
EER - D
Council Tax - EDC Band E
Viewing Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide

you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft

First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate