

49 Blacader Drive

GARTCOSH, GLASGOW, NORTH LANARKSHIRE, G69 8DG



Excellent four-bed detached home, set in a quiet cul-de-sac within a popular location, walk-in condition, stunning kitchen/diner, garage with EV charger



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We are delighted to introduce to the market this stylish and very impressive four-bed detached family home. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in a quiet cul-de-sac location, within the popular area of Gartcosh, and complete with a garage. The property is offered to the market in absolute walk-in condition and benefits from a stunning open-plan kitchen diner.

THE LOUNGE



The accommodation consists of a welcoming hallway, with an adjacent WC. The bright and airy lounge is a relaxing place to sit at the end of the day. The beautifully bright room is bathed in natural light and the generous space offers flexibility for various furniture layouts.

THE KITCHEN/DINER



French doors flow effortlessly through to a stunning open-plan kitchen/diner. This lovely hub of the family home benefits from an extensive range of fitted units, including an induction hob, double electric oven, coffee machine, integrated dishwasher, wine/beer cooler and fridge freezer. The island unit is striking and combines with the rest of the units to provide a stylish and highly functional area to prepare a marvellous meal. The dining table has been beautifully integrated into the island unit and offers a great place to dine with friends and family.





The kitchen/diner easily accommodates a sofa, and the TV on the wall ensure entertainment for everyone during food preparation. Light floods in from the French doors leading to the rear garden and creates a very relaxing ambience within this unique home. The utility room is adjacent to the kitchen and caters well for the family's washing requirements. The ground floor accommodation is completed by a separate home office/study, perfect for those who need privacy and space to work from home.



THE STUDY





Moving upstairs, the family bathroom is fresh and bright, with a white suite including a bath. There are four good-sized bedrooms within this lovely home, all have plenty of room for freestanding furniture, two have built-in wardrobes and two are en-suite. The spacious master bedroom is en-suite, with a standalone shower cubicle containing a mains shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



The home is kept warm and comfortable via double glazing and gas central heating. The incredibly spacious back garden is mainly laid to lawn, and is both pet and child-friendly. It offers a hard-standing patio and a deck which are the perfect spots to relax on sunnier days. Outdoor space is complemented by off-street parking to the side aspect, with a multi-car driveway. The garage is perfect for those who like to tinker with a hobby, and there's a 7kw electric vehicle charger installed. There's also a handy shed.

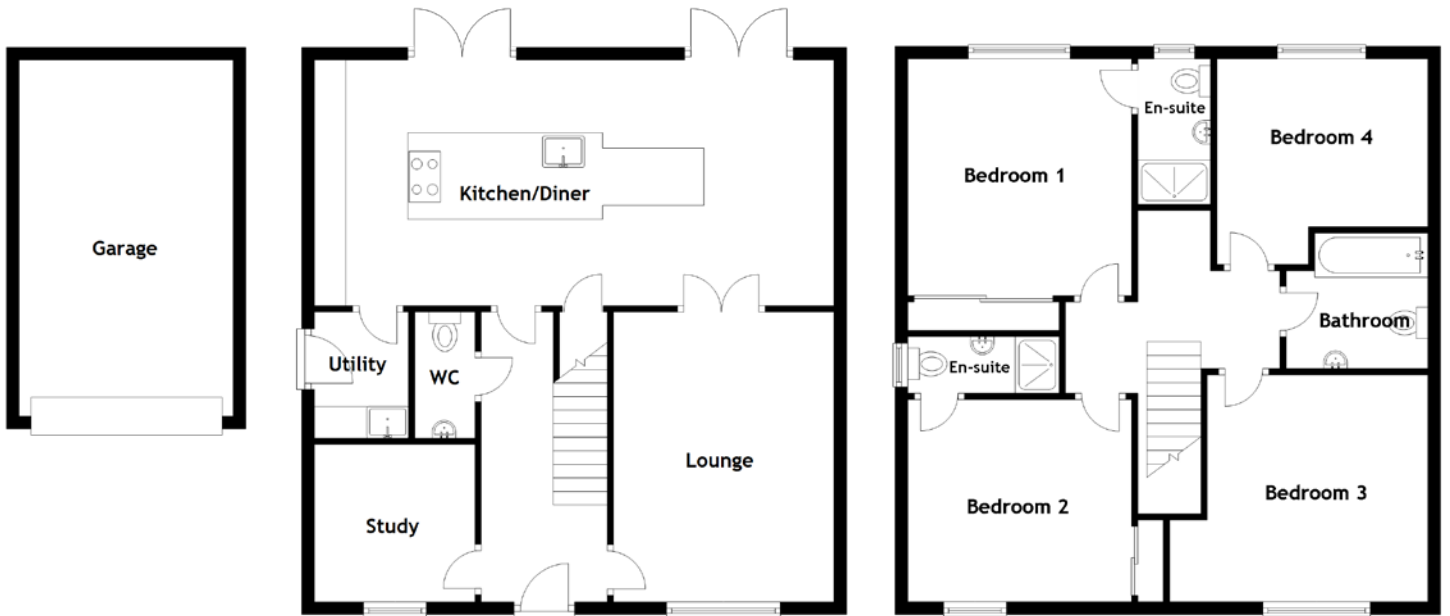
Some properties tick all the boxes, and this is certainly one of them. Early viewing is highly recommended for anyone seeking a stunning detached home, in walk-in condition and set in a quiet, secure and family-friendly location.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



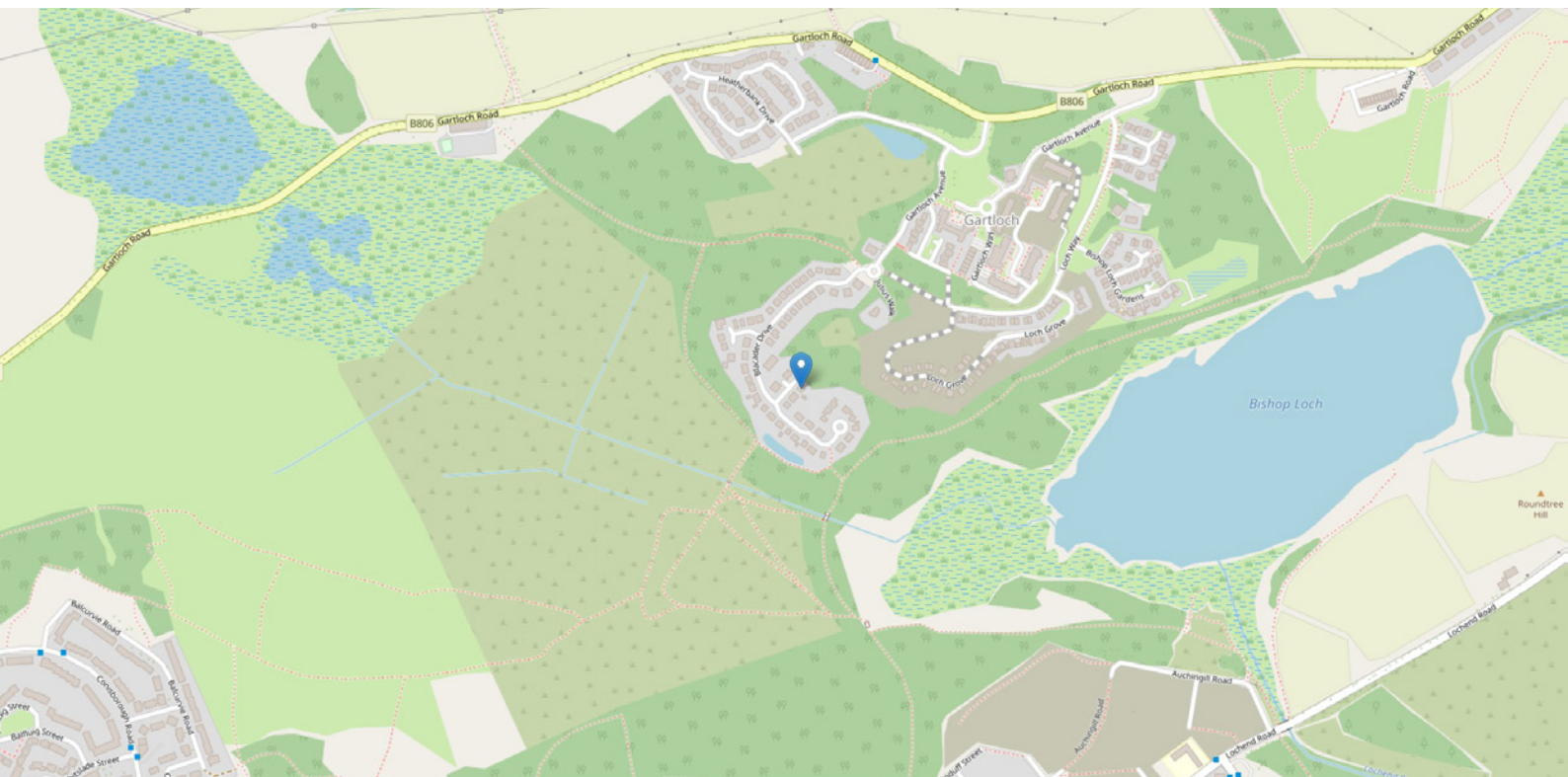
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen/Diner	8.25m (27'1") x 3.90m (12'10")
Utility	2.00m (6'7") x 1.50m (4'11")
Study	2.55m (8'4") x 2.50m (8'2")
WC	2.00m (6'7") x 0.95m (3'1")
Bathroom	2.25m (7'4") x 2.15m (7'1")
Bedroom 1	3.75m (12'4") x 3.55m (11'8")
En-suite	2.30m (7'7") x 1.25m (4'1")

Bedroom 2	3.55m (11'8") x 3.20m (10'6")
En-suite	2.40m (7'11") x 0.90m (2'11")
Bedroom 3	4.10m (13'5") x 3.60m (11'10")
Bedroom 4	3.35m (11') x 3.25m (10'8")
Garage	5.65m (18'7") x 3.40m (11'2")

Gross internal floor area (m²): 141m²
EPC Rating: B

Extras: Freestanding appliances may be available by separate negotiation.



THE LOCATION

49 Blacader Drive is a popular residential address, located just a stone's throw from Bishop Loch, 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 nearby.





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, are the Glasgow Fort Shopping Complex and The Forge Shopping Centre and Retail Park. Further extensive shopping in Glasgow city centre is only 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.




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