



## 46 Gartloch Way, Gartcosh, Glasgow, G69 8FH

Fixed Asking Price £279,500

- MacMurray House - Gartloch Village
- Master Bedroom Ensuite
- Personal 1:1 Sales Appointments
- A Selection of Apartments are Available
- Plot 4 - Luxury Ground Floor 3 Bedroom Apartment
- Main Door Entrance - Lounge with Bay Window
- 10 Year Structural Warranty
- Prestigious Development - Open Plan Living
- Allocated Parking
- Completion Date Summer 2025



# 46 Gartloch Way, Glasgow G69 8FH

\*\*\* Apartment Available to View Shortly - Register Now For Your Personal Appointment ! \*\*\* Plot 4 - A Luxury New Build Development on the site of the Historic Gartloch Hospital Site. Build to retain the character externally to make this a unique purchase. This ground floor, main door entrance, 3 bedroom apartment will be finished to an exceptional specification throughout with completion scheduled for the summer of 2025. Conveniently located close to all local amenities and fabulous transportation links, whilst being surrounded by countryside. Individual appointments on request only with a dedicated & experienced on site sales agent. A Selection of Apartments are Available - Call for further details 01417751050.



Council Tax Band:



Phase Two (Plot 4) of MacMurray is due for completion in Summer 2025. This generous 3-bedroom luxury flat will be finished to an impeccable standard throughout, offering contemporary living in a unique setting. There are a selection of finishes to consider and a private appointment can be arranged with an experienced sales representative to discuss various options on site.

#### The Development

With the perfect blend of modern living fused with traditional charm and stately architecture, Gartloch Village lies within the grounds of the former Gartloch hospital site.

Each apartment will be carefully restored to retain many of the original features whilst creating a stylish and modern living environment. Each finished using bespoke fixtures and fittings, private parking, communal garden ground and secure door entry system. This ground floor apartment also boasts main door private entrance.

A unique Kitchen Garden will be shared between a number of apartments in the development. This is located at the heart of the development accessed via secure gates and will feature shared raised beds for growing fruit, vegetables and a selection of fruit trees.

#### Location

Gartcosh and nearby Muirhead offer local shops, whilst Glasgow Fort shopping centre is a short drive away. The surrounding towns of Coatbridge, Cumbernauld and Kirkintilloch also offer a wide range of amenities. In addition, Gartcosh is situated just minutes from the motorway network giving access to all major towns in Central Scotland as well as the nearby Gartcosh railway station which provides regular services to Glasgow City Centre.

Viewings To Site : Arranged Strictly By Appointment  
<https://vimeo.com/955863234>

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







## Apartment 4

- Ground Floor
- Main Door
- Open Plan Living/Dining/Kitchen
- Three Bedroom
- Master En-Suite
- Feature Bay Window

### Dimensions -

Living / Dining	-	7.26m (incl Bay Window) x 5.33m
Kitchen	-	3.62m x 3.18m
Bathroom	-	2.96m x 2.15m
Bedroom 1	-	5.28m (incl Wardrobe) x 3.17m
En-suite	-	2.65m x 1.57m
Bedroom 2	-	3.71m x 3.16m (incl Wardrobe)
Bedroom 3	-	3.71m x 3.19m

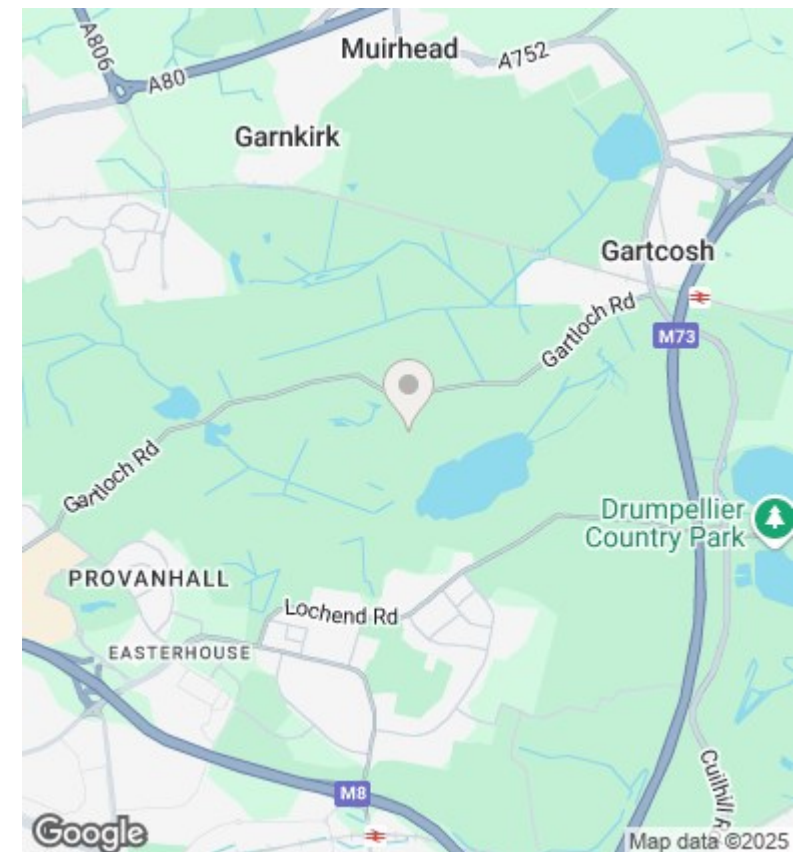


Ground Floor



ST Store  
W Wardrobe  
D Dimension Location

Dimensions and layouts are for guidance only. See full disclaimer on final page of this brochure.



## Directions

## Viewings

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

## Council Tax Band

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