



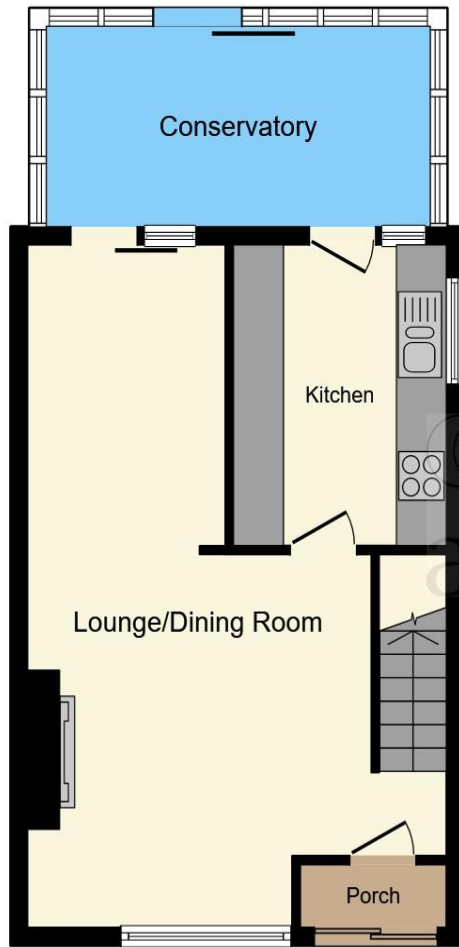
Waterside Road, Kirkintilloch Glasgow G66 3QW

welcome to

Waterside Road, Kirkintilloch Glasgow

Introducing a spacious detached family home, ideally situated near a variety of amenities and transport links. This exceptional property features a generous lounge/dining room, modern kitchen, conservatory, three well-appointed bedrooms, elegant bathroom, immaculate gardens, and separate garage.

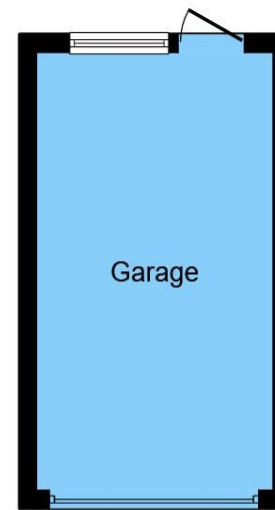




Ground Floor



First Floor



Garage

Entrance Vestibule

Lounge / Dining Room

25' 4" x 16' 7" Widest Point narrowing to 7' 11" (7.72m x 5.05m Widest Point narrowing to 2.41m)

Conservatory

17' 8" x 7' 3" (5.38m x 2.21m)

Kitchen

11' x 8' 4" (3.35m x 2.54m)

Landing

Bedroom One

13' 7" x 9' 10" narrowing to 8' 11" (4.14m x 3.00m narrowing to 2.72m)

Bedroom Two

11' 8" Widest Points x 9' 10" Widest Points (3.56m Widest Points x 3.00m Widest Points)

Bedroom Three

10' 9" Widest Points x 7' 10" Widest Points (3.28m Widest Points x 2.39m Widest Points)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Waterside Road, Kirkintilloch Glasgow

- Fixed Price
- Detached Family Home
- Spacious Lounge / Dining
- Conservatory
- Modern Kitchen

Tenure: Freehold EPC Rating: C

fixed price

£254,995



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BIS109286



Property Ref:
BIS109286 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



0141 762 4477



Bishopbriggs@allenandharris.co.uk



108A Kirkintilloch Road, Bishopbriggs,
GLASGOW, Lanarkshire, G64 2AB



allenandharris.co.uk