



Broomhill Farm Mews
Kirkintilloch
G66 1QN

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Offers Over £325,000

This Modern Detached Villa situated in a private setting with attractive outlook to the front from the first floor lounge onto the Campsie Fells.

Broomhill Farm Mews is a small and sought after purpose built development with only a handful of homes including some popular terrace houses and 3 large Detached Villas all of which are in a quiet cul-de-sac setting. The area has been improved over recent years and is opposite the very successful Beatrice Meadows development by messrs CALA Homes with easy access to local amenities and shops.

This particular property was built in 1989 and is finished with facing brick exterior beneath a concrete tiled roof. The house has double glazed windows, gas fired central heating and level gardens on all sides with a mono bloc driveway at the front providing parking for several cars.

The property has been recently upgraded to include a brand new downstairs bathroom, upgraded shower room, modern fitted kitchen and has also been redecorated throughout. Externally the monobloc has been cleaned and re sanded, new gates and a new patio at the rear and all gutters were taken down, cleaned and refitted.



Home Report Valuation £340,000

www.packdetails.com
Reference: HP753058
Postcode: G66 1QN

Council Tax Band F

EPC Rating D



Internally the property has a most individual layout which takes full advantage of the view from the main lounge.

The accommodation over the two levels extends to c. 1500 sq ft which makes this a comfortable sized family villa and has the added benefit of the upstairs rooms all having full height ceilings.

The full accommodation comprises entrance hallway, lovely brand new downstairs bathroom, modern fitted kitchen with white wall and floor storage units incorporating sink and hob. This room is open plan to a large downstairs family room/dining room (which was formerly the garage) and has open views onto woodland.

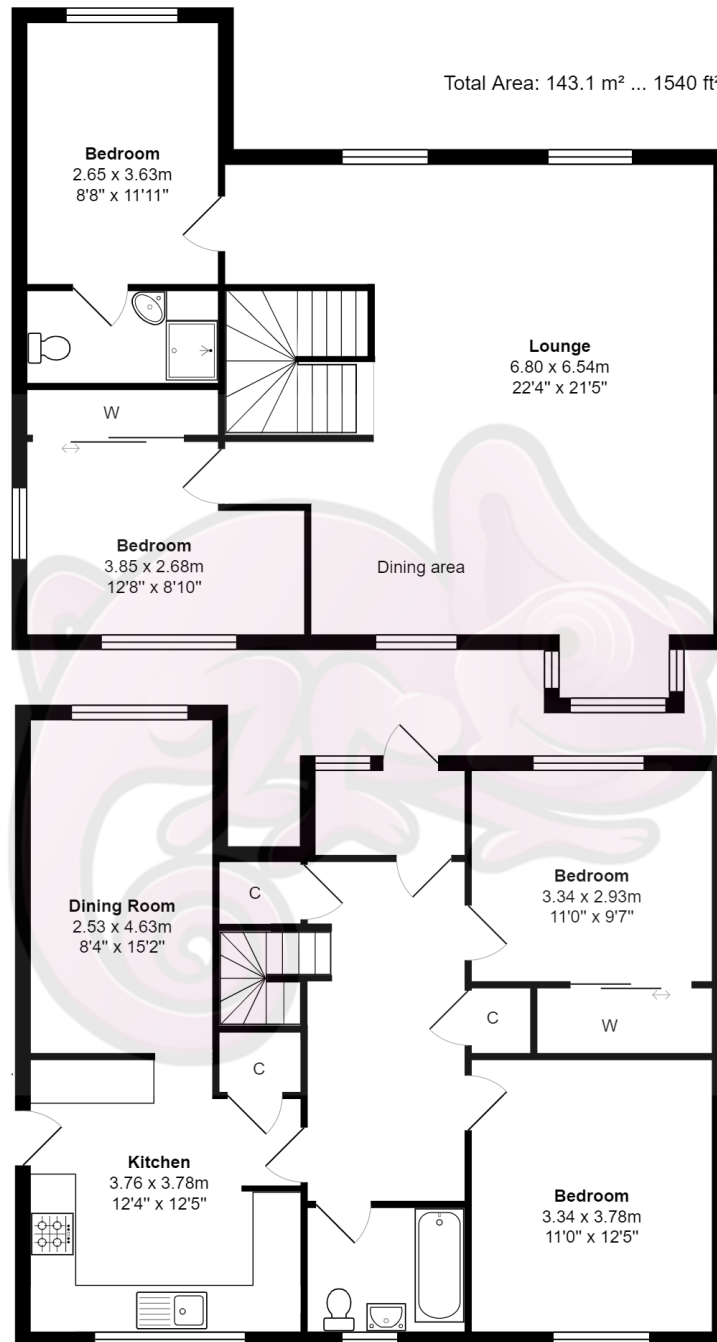


There are two double bedrooms downstairs and a double turn staircase from the hall leads to a superb open plan lounge/dining room with windows to the front and rear. There are also another two further bedrooms to the far side with one having a modern en suite shower room.



Vendor Comments

Great location, good sense of community and we loved bringing up our children here

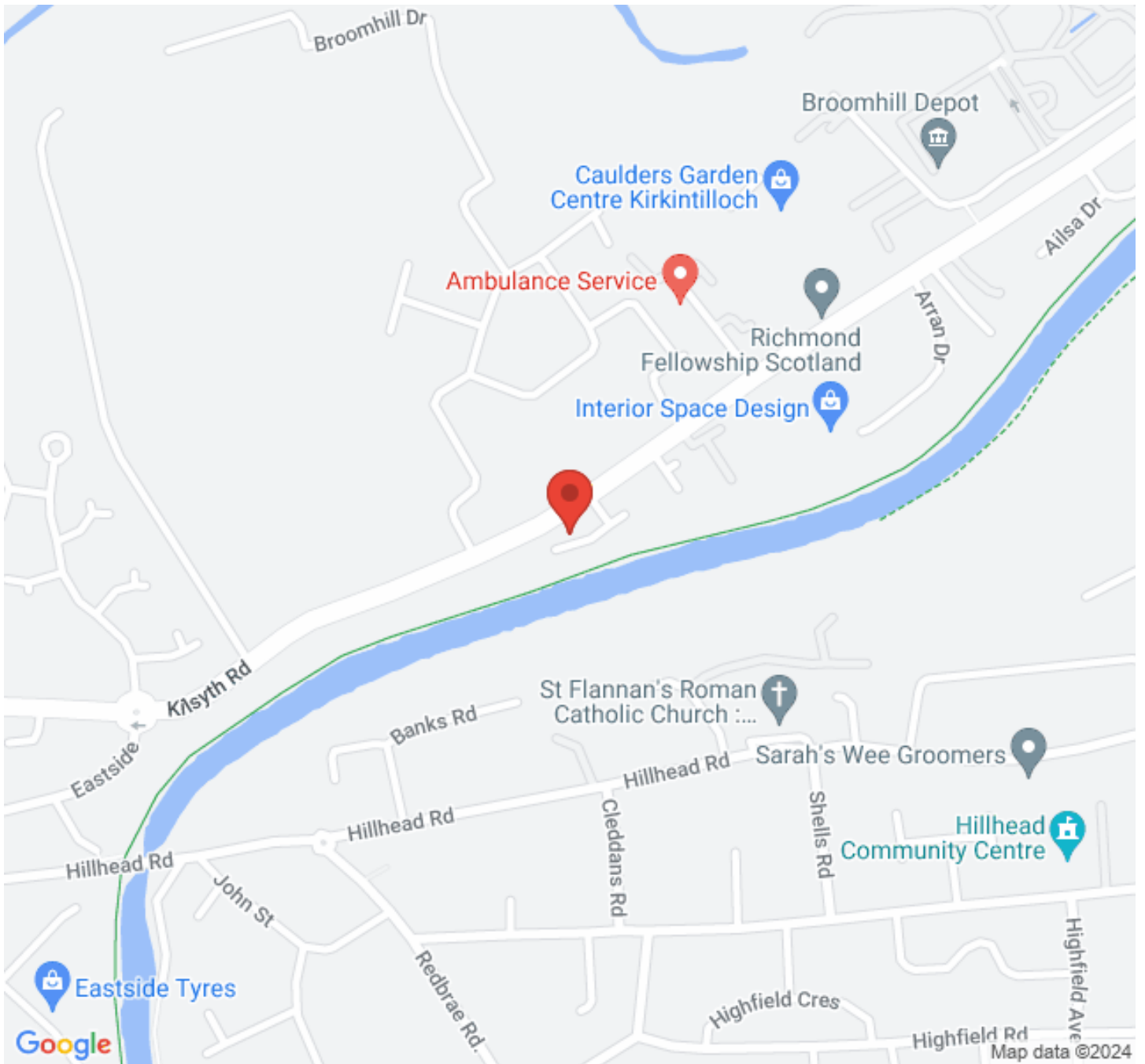


All measurements are approximate and for display purposes only

Location

Located off the Kilsyth Road less than a mile from the centre of Kirkintilloch, Broomhill Farm Mews, is well positioned in what can be describe as an almost semi-rural environment, yet is convenient to the local amenities in the town. Kirkintilloch Golf Club is within a mile and a half and Glasgow City Centre is just some eleven miles away by road via the M80. There is also a bus service available on the Kilsyth Road.





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