



14 Quarry Drive, Kirkintilloch, Glasgow, G66 3RZ

Offers Over £340,000

- *** Luxurious Detached Bungalow ***
- Open Plan Lounge/Dining Room
- Potential to Develop
- EER - C
- Professionally Extended & Developed
- Impressive Dining Kitchen
- Well Tended Gardens, Driveway & Garage
- 4 Bedrooms - Master Ensuite
- Well Presented and Maintained Throughout
- Close to Local Amenities

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*** Similar Properties Required For Waiting Buyers *** Professionally Extended Detached Bungalow *** This spacious 4 bedroom home has been presented and maintained to an impeccable standard throughout. Occupying a large, elevated plot, within a popular residential location, early viewing is strongly advised.
EER - C



Council Tax Band: F



This is an executive, four bedroom, detached bungalow located within a desirable pocket of Kirkintilloch. The home has been lovingly maintained and presented by the current owner and early viewing will be essential. The home has been professionally extended, creating a spacious family home perfect for the rigours of modern living.

Accommodation comprises a welcoming reception hallway which leads to all apartments. The bright lounge to the front of the property flows gracefully to the spectacular dining kitchen. The tasteful kitchen is well appointed with a number of integrated appliances and ample base and wall mounted storage space. The delightful master bedroom benefits from built in wardrobe storage and patio doors leading to the rear garden ground, ideal for those blissful morning coffee's. The magnificent ensuite shower room features vanity storage and walk in shower cubicle. The 3 remaining bedrooms are located off the extensive hallway. Bedroom 2 is an exceptional size with wardrobe storage. Located to the front of the home this room achieves lots of natural light. Bedroom 3 again is a nice double room, with wardrobe storage and bedroom 4 is currently used as a cosy tv/family room.

Completing the home is the contemporary house bathroom, finished with quality sanitary ware and over the bath thermostatic shower. Further benefits include, GCH, DG, cavity wall insulation and adequate storage including attic space which is fully insulated.

Externally the elevated garden plot is well tended, with a colourful selection of plants, trees, bushes, shrubs and the useful garden shed. The gardens position allows for sunshine at various times of the day. The patio to the rear enjoys a good degree of privacy, ideal for relaxing and/or entertaining. There is also a driveway leading to the detached garage which benefits from power and lighting.

Room Dimensions
Entrance Hall

Lounge - 4.66m x 3.85m
Dining Kitchen - 6.00m x 2.60m

Master Bedroom - 4.60m x 3.10m
Ensuite - 2.97m x 1.75m
Bedroom 2 - 4.50m x 3.75m
Bedroom 3 - 2.95m x 2.75m
Bedroom 4 - 4.15m x 2.70m
Bathroom - 2.25m x 1.95m

Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. The vicinity also allows for pleasant walking & cycling routes.

Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
Viewings By Appointment

EER - C
Council Tax Band - F

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

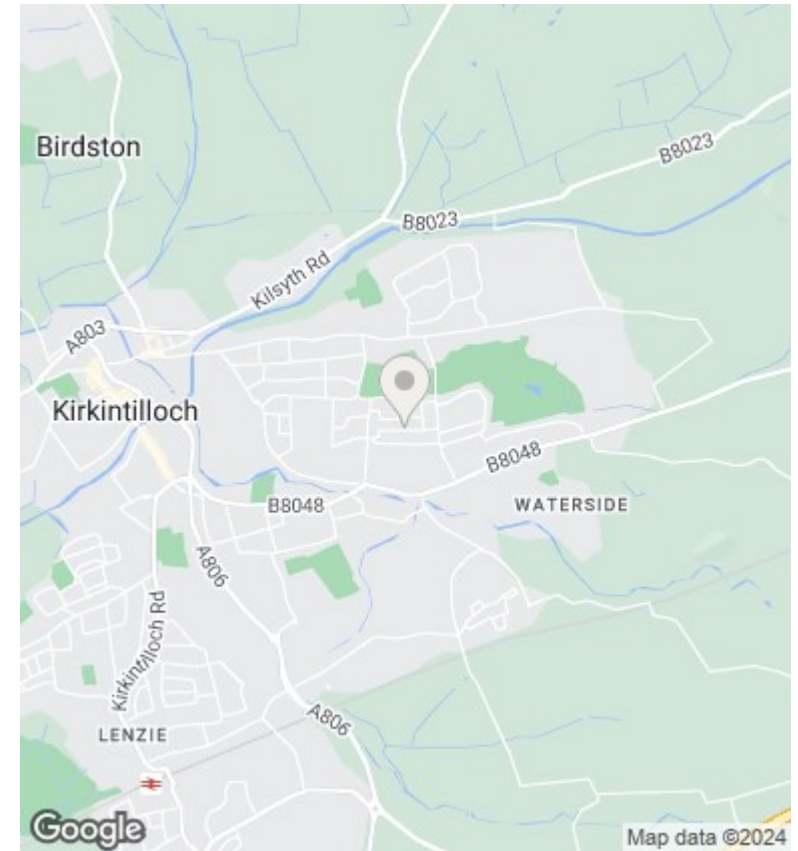




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operational efficiency can be given. Made with Hozon 12/23



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	