



8 Morven Way, Kirkintilloch, G66 3QL

Offers Over £185,000

- *** Stunning Family Home ***
- Attractive Open Plan Kitchen Dining Area
- DG, GCH & Adequate Storage including Loft Space
- EER - C
- 3 Bedroom Mid-Terrace
- Spacious Lounge
- Landscaped Garden Ground
- Well Maintained & Presented Throughout
- Attractive Modern Shower Room
- Close to Local Amenities including Schooling

8 Morven Way, G66 3QL

*** Similar Properties Required For Waiting Buyers *** The current owners have created a wonderful family home within this desirable residential location. This 3 bedroom mid-terrace property benefits from stylish open plan dining kitchen area, spacious lounge and landscaped garden ground DG & GCH. Early viewing is imperative to avoid disappointment. EER - C



Council Tax Band: D



Attractive mid-terrace villa, enjoying a delightful position within this popular location. This well presented and maintained home is situated within this established residential area close to all local amenities. Offering a thoughtfully planned three bed-roomed layout, this stylish home is likely to appeal to a wide range of discerning purchasers as it is difficult to find this type of property with the added advantage of convenience. The accommodation comprises, welcoming entrance hallway, spacious lounge, generous open plan dining/kitchen with French doors to the rear garden. On the first floor there are three bedrooms, 2 with built-in storage. The cotemporary shower room completes the home and benefits from vanity storage.

This excellent home is further enhanced by gas central heating, double glazing, front and rear garden which is fenced and enclosed. The rear garden provides the ideal space for relaxing and/or entertaining. The garden has been fully landscaped to provide a functional and low maintenance outdoor space.

Schooling

Morven Way lies within the catchment area for Gartconner Primary School, Holy Trinity, Kirkintilloch High School and St Ninians High School.

Room Dimensions

Lounge - 4.14m x 4.13m (at widest points)

Dining Kitchen - 3.51m x 2.50m

Master Bedroom - 4.17m x 2.67m

Bedroom 2 - 3.52m x 3.11m (at widest points)

Bedroom 3- 3.27m x 2.35m (at widest points)

Bathroom - 1.87m x 1.82M

Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, shops, bars, supermarkets and the recently

developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch leisure centre which houses an swimming pool and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby & Golf Club

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

Home Report Available on Request

EER - C

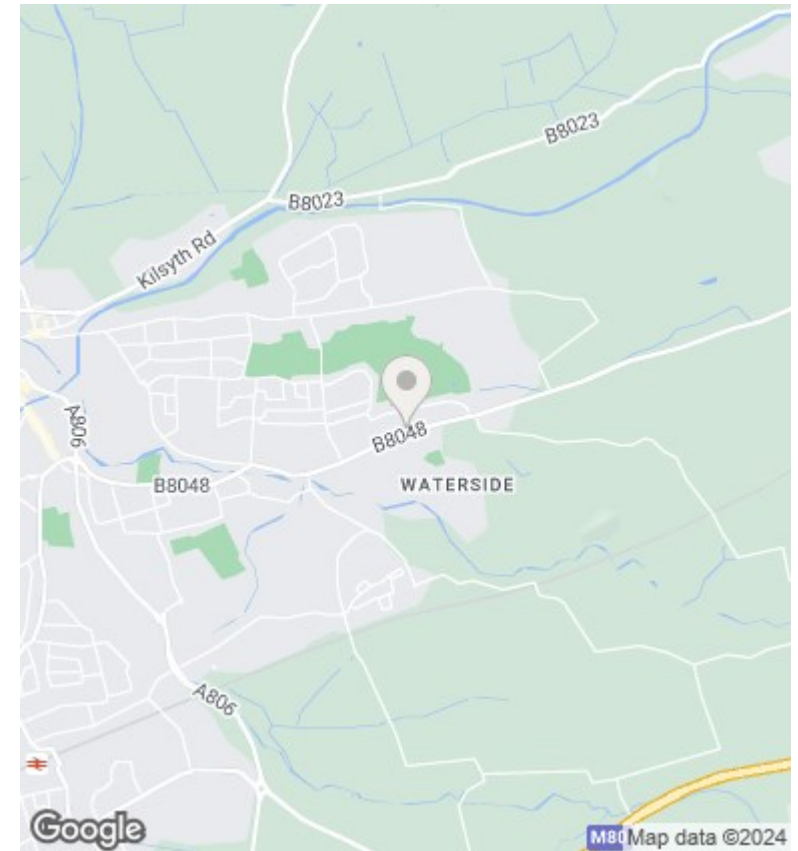
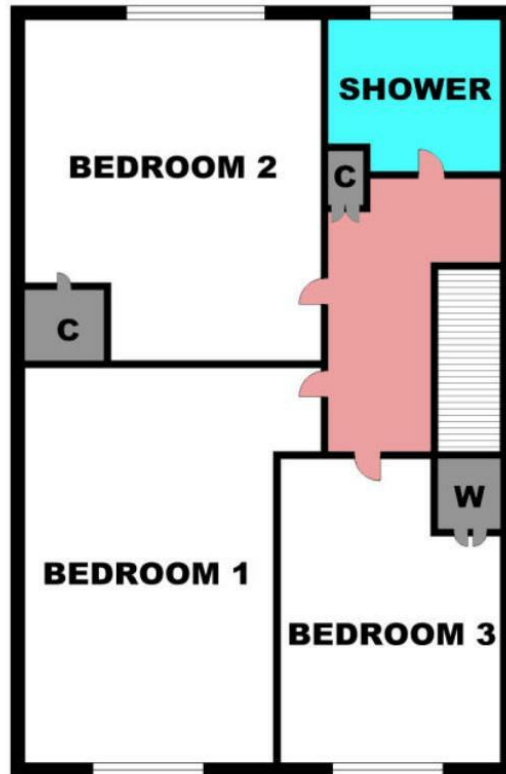
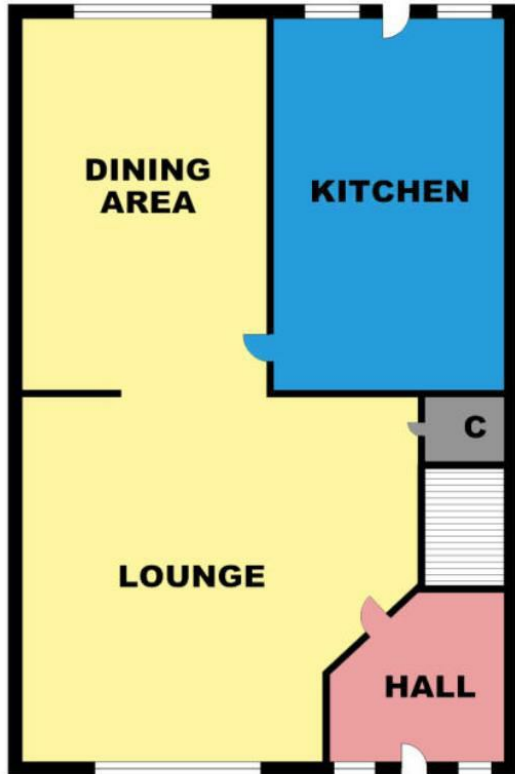
Council Tax Band - D

Viewings: Arranged by appointment.

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







Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	