



107 Kirksyde Avenue, Kirkintilloch, Glasgow, G66 3DS

Offers Over £174,995

- Spacious Semi-Detached Family Home
- Large Semi-Open Plan Layout
- Master with Fitted Storage
- Front and Rear Gardens with Private Driveway
- Council Tax Band C
- Popular Location near Kirkintilloch Town Centre
- 3 Double Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
- Close to Local Amenities
- EER - D

# 107 Kirksyde Avenue, Glasgow G66 3DS

Spacious 3 bedroom semi-detached family home in a popular pocket of Kirkintilloch offering generous accommodation and attractive gardens creating an ideal family home.



Council Tax Band: C



The front door opens into the entrance hallway with stairs to the upper level, and contemporary hardwood flooring. This continues through to the semi open plan lounge/diner which is generous in size and has front and rear facing windows allowing natural light to flood the room. The well equipped kitchen is fitted with a range of floor and wall mounted units as well as integrated appliances including double oven, 5 burner gas hob and extractor, washing machine, and dishwasher, plus an American fridge freezer. Off the kitchen is a convenient utility with access to the back garden. Upstairs there are three spacious double bedrooms, the master with fitted storage. A three piece bathroom suite with overhead shower and tiled finish completes the accommodation on offer.

Externally, the property is set back behind gardens to the front. There is a mono-blocked driveway allowing for off-street parking. There are gardens to the rear with a decked seating area adjoining the rear elevation and a section of lawn beyond, with barked children's play area. Further benefits include gas central heating and double glazed windows.

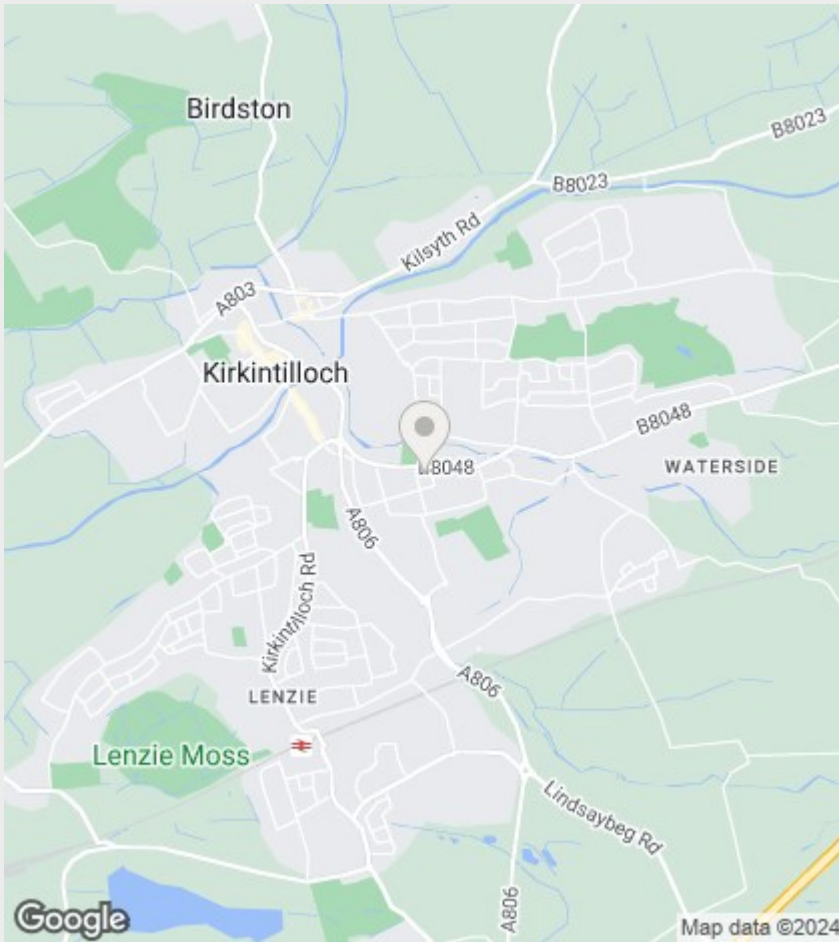
Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / childrens pool and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie. Schooling at both primary and secondary level are close by.

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 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  
Viewings Strictly By Appointment  
Council Tax: EDC Band C  
EER - D

If you are interested in viewing this property please

contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

Approx Gross Internal Area  
95 sq m / 1025 sq ft



Ground Floor  
Approx 47 sq m / 509 sq ft

First Floor  
Approx 48 sq m / 516 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.