



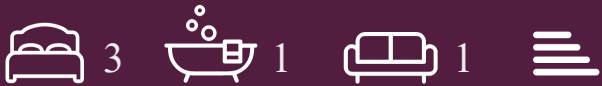
15 Bridgeway Road, Kirkintilloch, G66 3HX

Offers Over £250,000

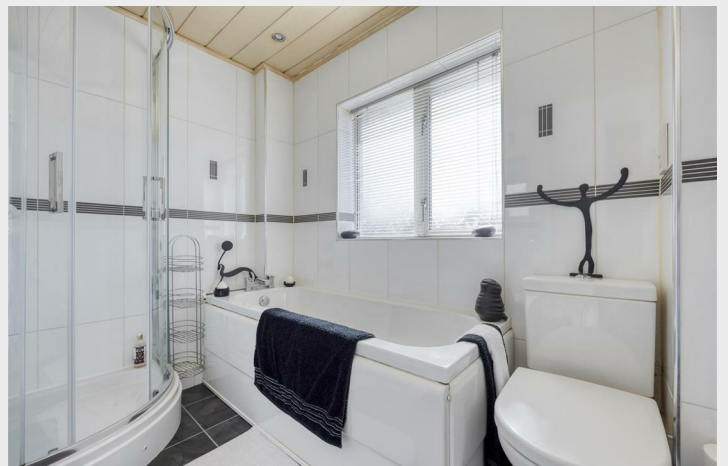
- Rarely Available Detached Family Home
- Flexible Layout
- Spacious Lounge
- Bathroom and Downstairs WC
- Close to All Local Amenities
- Corner Plot Location
- 3 Double Bedrooms
- Large Conservatory Extension
- GCH, DG, Garage, Driveway & New Roof
- EER - D

15 Bridgeway Road, G66 3HX

*** CLOSING DATE - MONDAY 22ND APRIL 2PM *** A rarely available, spacious 3 bedroom detached family home occupying a large corner plot, in a popular area of Kirkintilloch



Council Tax Band: E



The front door opens into a convenient entrance porch which leads through to the hallway with downstairs w.c. The lounge is a bright and spacious room at the front of the house with large panoramic window outlooks to both the front and rear gardens. The kitchen is located off the lounge and offers a range of base and wall mounted units, as well appliances including oven, gas hob, fridge, freezer, washing machine and dishwasher. The property benefits from a large conservatory extension accessed from the back of the kitchen. It's currently configured as a dining room but could easily be an additional family room.

Upstairs, the property offers three generously proportioned double bedrooms with storage solutions. A 4 piece bathroom suite completes the accommodation on offer.

Occupying an enviable corner plot position, there are mature gardens to the front, side and rear of the property. There is a mono-blocked driveway to the front as well as an additional one to the rear of the property. There is a garage at the front of the property. Further benefits include GCH, DG, and the property had a brand new roof completed in 2022.

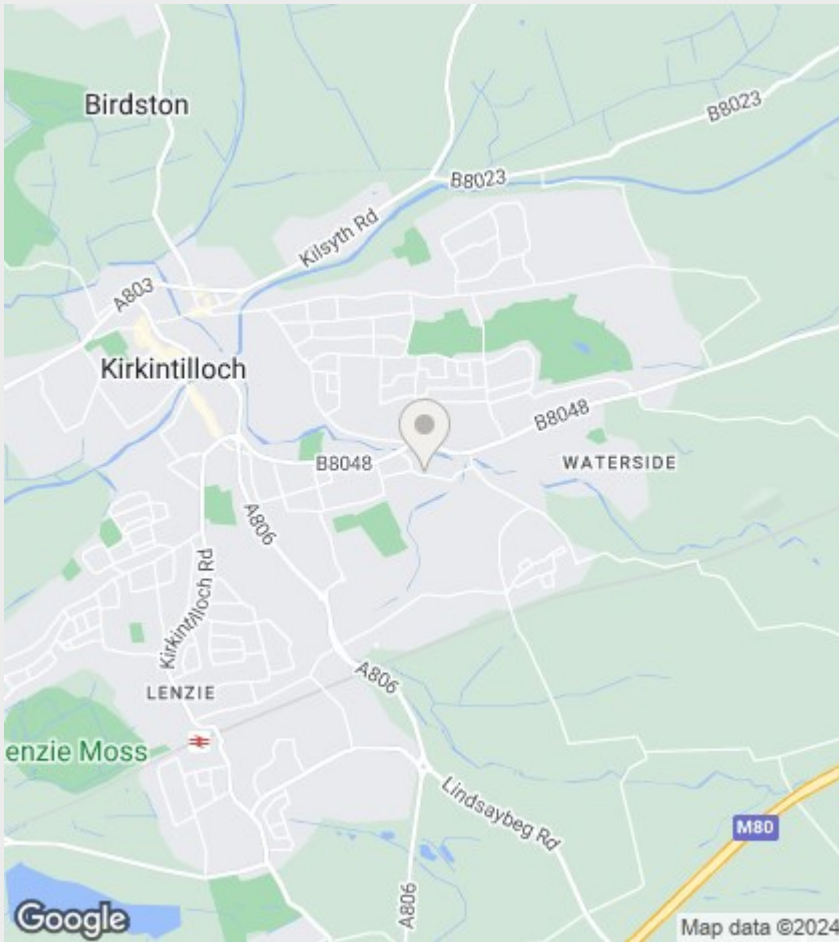
Home Report Available on Request
Viewings Strictly By Appointment
Council Tax: EDC Band E
EER - D

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.

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:

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

