



13 Old Aisle Road, Kirkintilloch, Glasgow, G66 3HH

Offers Over £204,995

- Spacious Semi-Detached Family Home
- Newly Fitted Stylish Kitchen
- 3 Generously Proportioned Bedrooms
- Fully Rewired
- Close to Local Amenities
- Extensively Renovated Throughout
- Dual Aspect Open Plan Lounge Dining
- New Flooring Throughout
- Front & Rear Gardens with Private Driveway and Garage
- EER - D

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A spacious semi-detached family home located in a popular pocket of Kirkintilloch, offering spacious accommodation, gardens with views to the Campsie Fells, and all within close proximity to local amenities.



Council Tax Band: D



Extensively refurbished throughout, the front door opens into an semi-open plan lower layout with new solid wood flooring throughout and stairs off to the upper level. The lounge is open plan, with an archway through to the dining space, dual aspects that take full advantage of the spectacular views, panelled feature wall and fireplace. The property has a brand new kitchen, fitted with quartz work surfaces, under mounted Belfast sink, integrated oven, gas hob, washing machine and dishwasher, kickboard lighting and a contemporary finish. The upper accommodation comprises three nicely proportioned bedrooms and a three piece family bathroom suite. The property has been fully rewired throughout, as well as benefiting from a new boiler, newly plastered walls, and fresh carpeting on the stairs, landing, and all bedrooms. Externally, the property is set back behind gardens to the front. There is a driveway with ample parking and a detached garage. There are established gardens to the rear laid mainly to lawn.

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

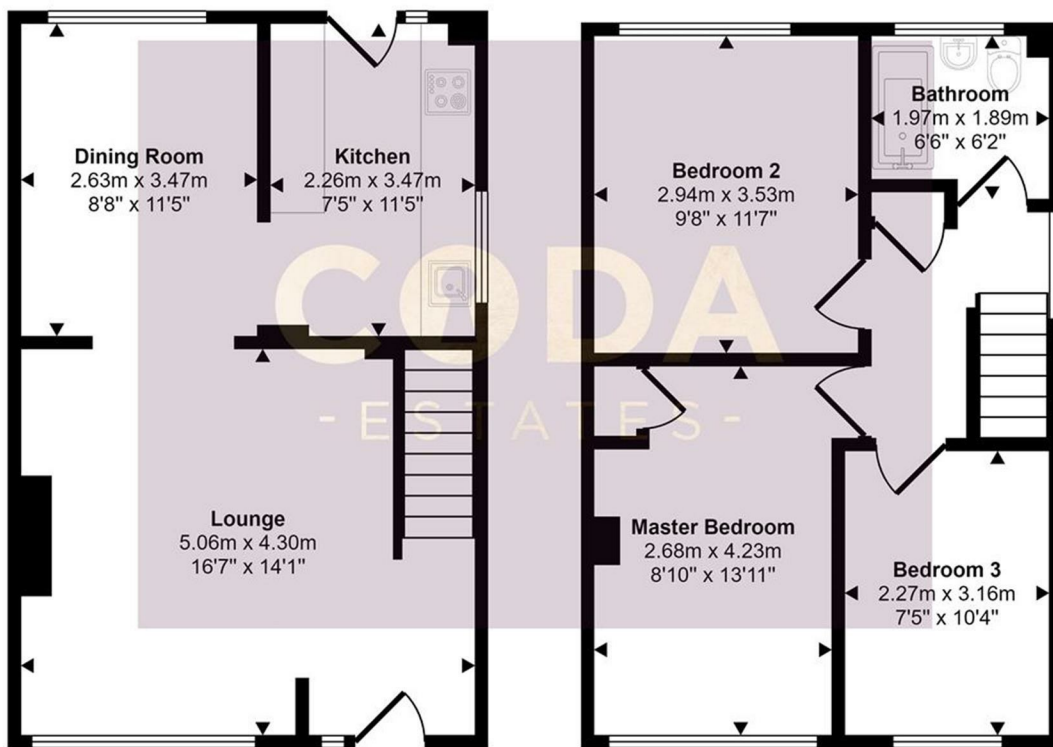
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 40 sq m / 429 sq ft