



26 Waverley Park, Kirkintilloch, Glasgow, G66 2BP

Offers Over £295,000

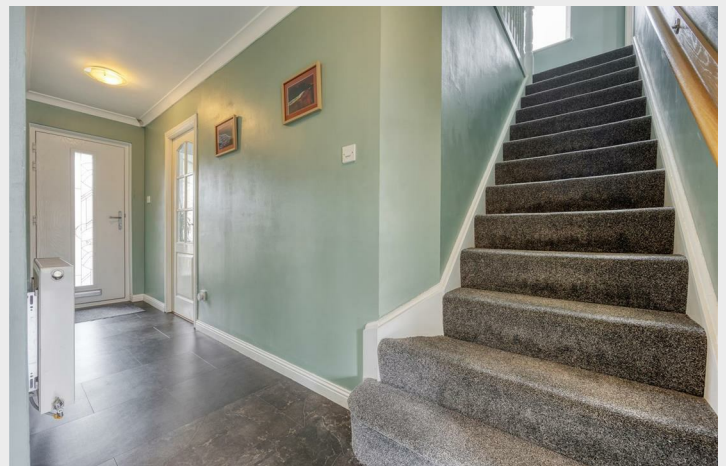
- Fantastic Family Home
- 4/5 Bedroom Detached - Master En-suite
- Front Facing Bay Windowed Lounge
- Driveway & Enclosed Private Garden
- Close to all Local Amenities
- Well Presented and Upgraded Throughout
- Spacious Open Plan Dining Kitchen
- Additional Downstairs WC
- Desirable Residential Location
- EER - C

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Located in the desirable 'Kensington Gate' development this McLean built detached villa offers extensive accommodation ideal for family living. Presented in excellent condition throughout the property extends to seven principle apartments.



Council Tax Band: F



Internal accommodation comprises of a welcoming reception hallway, with slate effect karndean flooring, continuing through to the kitchen/dining, and all apartments accessed off the hallway. The ground floor extends to a formal front facing bay windowed lounge, separate family room/bedroom (garage conversion), downstairs w.c, large open plan fitted kitchen/dining area with patio door access to the landscaped rear gardens.

The first floor offers three generously sized double bedrooms (formally 4 bedrooms which can easily be restored if required), the master with en-suite shower room, bedroom two with a separate sitting area, and a pristine fully tiled family bathroom with over the bath electric shower. The property also has gas central heating & double glazing throughout.

Externally the property sits within a level corner plot, the front garden is astroturfed and has a large driveway to accommodate a number of vehicles, as well as a secondary enclosed parking area with shed. The rear garden has been extensively landscaped and developed by the current owners to provide a tranquil yet low maintenance space. It comes with a mix of Indian stone paved and decked patio areas to take full advantage of the changing position of the sun throughout the full day., There is an area of astrograss surrounded by railway sleeper raised planting beds and replete with mature plants and shrubbery.

Kensington Gate has always proved extremely popular due to its convenient location just a short walk to the Forth and Clyde Canal, Kirkintilloch town centre, local schooling at both Primary and Secondary levels and transport links. The development comprises modern detached homes.

Viewings Strictly by Appointment

Home Report: Available upon request

Council Tax: East Dunbartonshire Band F

EER: C

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 where there is also tennis courts and Lenzie Rugby 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.

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

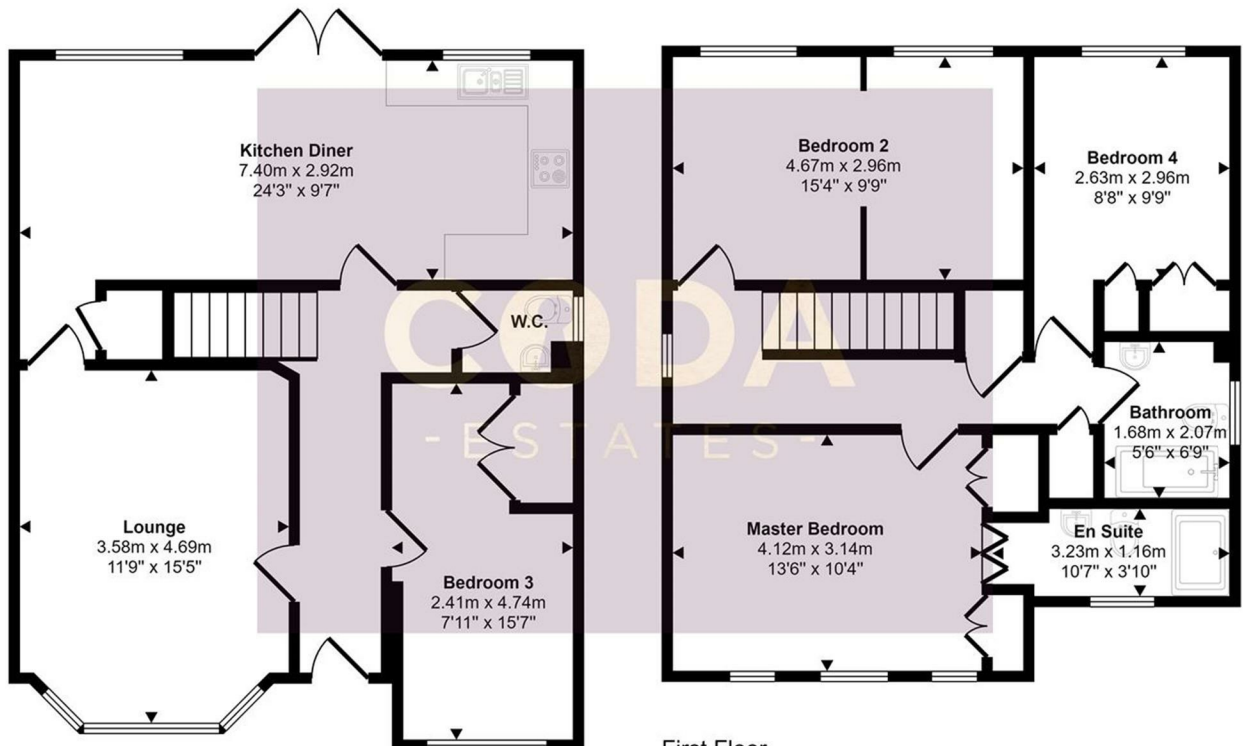
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
122 sq m / 1309 sq ft



Ground Floor
Approx 64 sq m / 686 sq ft

First Floor
Approx 58 sq m / 623 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