



7 Adamslie Crescent, Kirkintilloch, Glasgow, G66 1BL

Offers Over £395,000

- *** Wonderful Family Home ***
- 4 Bedroom (One used as an office)
- Substantial Garden Plot
- EER - D
- Highly Desirable Residential Location
- Large Formal Lounge
- Well Tended Garden, Garage and Off Street Parking
- Flexible Living Accommodation
- Magnificent Open Plan Kitchen/Dining/Family Room
- *** Lenzie Academy /St Ninians High School Catchment ***

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**** Closing Date Thursday 23rd May at 2pm**** This family home, occupies a large corner plot and provides extensive accommodation over two levels. Offering flexible accommodation, suited for a wide variety of family living, early viewing is strongly recommended. The current owners have maintained and presented the property to high standard throughout and warrants personal appraisal for full appreciation. EER - D



Council Tax Band: F



The front door opens into an entrance vestibule which leads through to a welcoming reception hallway. The lounge is a fantastic room full of natural light, there is a bay window to the front and sliding doors to the rear, a feature fireplace creates an attractive focal point. The kitchen is to the other side of the house and has been substantially extended, providing open plan space highly sought after for modern family life. The kitchen has an excellent range of fitted units, a spacious dining area and a family area with French doors out to the gardens. There is another generous apartment on the ground floor, presently utilised as a fabulous master bedroom, this room could easily be repurposed to serve as an additional public room if desired. A cloakroom/WC and large cupboard underneath the stairs complete the ground floor accommodation.

Upstairs, there are a further two well-presented double bedrooms and a single room presented as a home-office. The modernised bathroom benefits from vanity storage and over the bath thermostatic shower. Further to this there is a large walk in storage, currently utilised as a walk in wardrobe.

Externally, the property sits on a wonderful corner plot. There are attractive, well-tended gardens to the front with driveways to each side of the house. One of the driveways leads to a detached garage. The enclosed rear garden has a stylish raised decked area, lawn and a selection of colourful, shrubs, plants, flowers and trees. This area is ideal for relaxing and/or entertaining.

NB - the current owners have planning permission and an approved building warrant for a two-storey extension. Plans can be made available to any seriously interested party.

School Catchment

Adamslie Crescent lies within the school catchment for Lairdsland Primary, Holy Family Primary, Lenzie Academy and is within walking distance of St

Ninians High School

Room Dimensions

Entrance Hallway

Lounge - 5.50m x 3.60m

Dining/Kitchen/Family Room - 6.40m x 6.30m

Master Bedroom - 4.20m x 3.60m

w/c - 1.80m x 1.00m

Bedroom 2 - 3.70m x 3.60m

Bedroom 3 - 3.50m x 3.50m

Bed 4/Office - 3.00m x 2.10m

Bathroom - 2.30m x 2.00m

Location

The property allows for pleasant walking & cycling routes, with the canal path being less than 750m walking distance. Green countryside/farmland fields are merely 150m away and the location affords views to the Campsie Hills.

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

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 and M9 motorways 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 By Appointment

EER - D

Council Tax Band - F

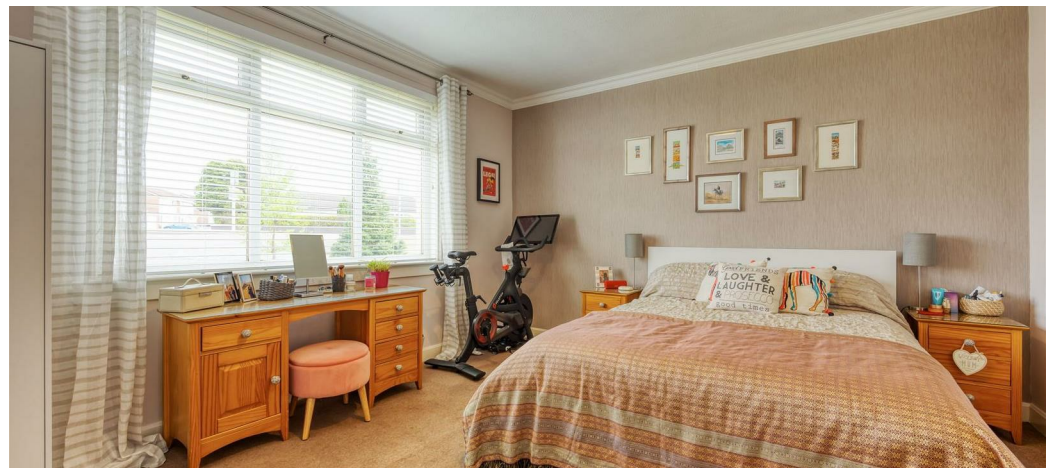
Early viewing is recommended to avoid any disappointment

For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050

Thinking of Moving

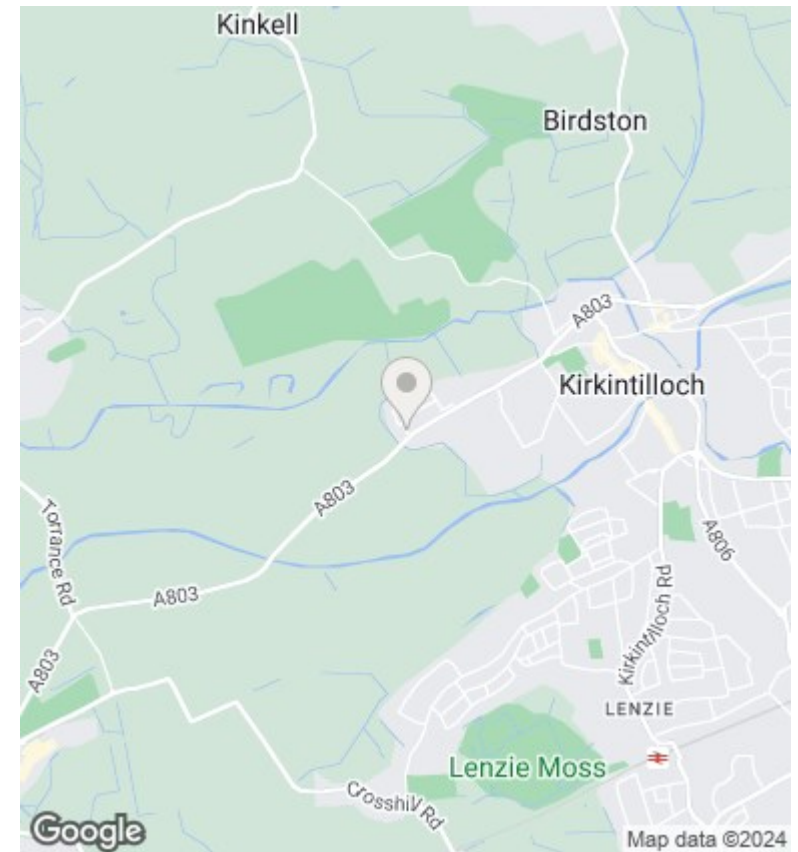
For your FREE market valuation call Claire on 07939 086 074 or at the office 0141 775 1050







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	64	
(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	