



21 Crossdykes, Kirkintilloch, Glasgow, G66 3EU

Offers Over £445,000

- Executive 4 Bedroom Bungalow
- Desirable Residential Location
- Master Bedroom Ensuite
- EER - C
- Desirable Residential Pocket
- Bright Formal Lounge
- House Bathroom with Separate Shower Cubicle
- Magnificent Family Home
- Open Plan Kitchen/Dining/ Family Room & Utility Room
- Double Garage - Potential to Develop

21 Crossdykes, Glasgow G66 3EU

*** Similar Properties Required For Waiting Buyers !!! ***This executive bungalow has been well maintained and presented by the current owners. The substantial family property provides flexible accommodation over one level and early viewing will be imperative. Located within a highly desirable pocket of Kirkintilloch, just off market road, this quiet residential area will appeal to many. The stunning kitchen/dining/family area is the real hub of the home, ideal for modern living. EER - C



Council Tax Band: G



Set within an exclusive development in a highly regarded address, this impressive detached bungalow offers extensive accommodation throughout. Crossdykes is a private development built in the early 1980's offering a small collection of architecturally designed properties within a cul-de-sac situated to the East of Kirkintilloch boasting views towards the Campsie Fells.

This property has been maintained by its present owners and has undergone a series of upgrades over recent years. The extensive accommodation is formed over one level and is accessed from the main entrance leading to the internal vestibule complete with fitted storage which opens on to the impressively broad and spacious reception hallway. The substantial front facing lounge area is also accessed from the hallway which comes with dual window formation to front and side.

The fabulous open plan kitchen/dining/family room is complete with a range of wall and base mounted units, large breakfast bar dining area, spacious family area and boasts a separate utility room with built in storage.

The master bedroom is located at the far end of the property and offers a spacious bedroom with built in double wardrobes and ensuite shower room. There are also three further double bedrooms, two with built in storage, The stunning house bathroom features a white bathroom suite with impressive sunk in bath and separate shower cubicle The property has gas central heating and double glazing.

This property occupies a corner plot in the development, with its own driveway to the front that offers parking for two vehicles, the double garage is built cleverly under the house and provides a large area with further potential to develop the basement space. The rear patio and raised decked area provide a high degree of privacy, perfect for relaxing and/or entertaining.

Room Dimensions

Entrance Vestibule - 2.10m x 1.80m

Hallway

Formal Lounge - 6.30m x 4.55m

Dining Kitchen/ Family Room -

Master Bedroom - 4.0m x 3.80m

Ensuite - 2.75m x 1.15m

Bedroom 2 - 4.50m x 3.80m

Bedroom 3 - 3.60m x 4.00m

Bedroom 4 - 2.90m x 3.35m

Bathroom - 3.60m x .30m

Utility Room - 3.65m x 1.85m

Double Garage/Workshop - 5.90m x 5.60m

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 an Olympic sized swimming court and various sporting clubs, Kirkintilloch bowling Club, various water sports including, canoeing, rowing, 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.

EER: Rating "C"

Council Tax: Band G

Home Report available on Request

Viewings: Arranged by appointment, to confirm please call 01417751050







TOTAL FLOOR AREA: 2621 sq.ft. (243.5 sq.m.) approx.
 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

G

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