



## 6 Crossdykes, Kirkintilloch, Glasgow, G66 3EU

Offers Over £425,000

- \*\*\* Magnificent 4 Bedroom Detached Bungalow \*\*\*
- Highly Desirable Residential Pocket - Quiet Cul-de-sac
- Well Tended Garden Ground, Patio Driveway & Garage
- EER - B
- Lovingly Maintained & Presented Throughout
- Tremendous Dining Kitchen with Island
- Extensive Floored Attic Space
- Substantial Accommodation
- Master Bedroom with Ensuite
- Close to All Local Amenities

## 6 Crossdykes, Glasgow G66 3EU

\*\*\* Similar Properties Required For Waiting Buyers !!! \*\*\* Closing Date Established for Monday 17th June @ 2pm \*\*\* This is an exceptional detached bungalow located within a quiet residential cul-de-sac. The property has been fully renovated in recent years, resulting in a wonderful family home over the level. Additional benefits include, master bedroom ensuite, bespoke fitted kitchen, additional w/c, detached garage , floored attic space, well tended garden ground and driveway. Early viewing is strongly recommended to avoid disappointment. EER - B



Council Tax Band: G





This attractive bungalow provides tremendous family accommodation over one level. Fully renovated in recent years to a high specification throughout, early viewing will be essential. The property is situated within a very desirable cul-de-sac location off of Market Road, with a west facing rear garden plot, detached garage and extensive driveway for off street parking.

The extensive property comprises, impressive reception hallway, dual aspect lounge/dining area, magnificent fitted dining kitchen housing a number of integrated appliances, an attractive bank of units, large central island with storage under and access to the rear garden. The master bedroom is located to the front of the property with a very stylish ensuite shower room and fitted wardrobe storage. Bedroom 2 is a bright double room to the front, with built in storage. Off the hallway you will find the well appointed house bathroom with separate shower cubicle, vanity storage and heated towel rail.

To the rear of the property there are a further substantial double bedrooms, one currently utilised as an additional family/sitting room. Both have tremendous wardrobe storage. There is a useful w/c located off the hall, on entrance to the home. One major hidden benefit of this home is the extensive floored attic space, accessed via a cupboard from the hall by a timber staircase. This space mimics the footprint of the house below, is fully floored and has two large velux window. Potential perhaps exists to extend/develop subject to the all planning constraints.

Externally the garden plot has been well tended, to create a colourful haven, which is well stocked with a variety of shrubs, plants, trees and bushes. There is a large patio area, perfect for relaxing and/or entertaining and the detached garage, which has been thoughtfully planned to provide a useful utility space to be created. For the avid gardener there is a greenhouse currently been put to very good use by the seller.

#### Room Dimensions

Hallway - 8.37m x 2.32m

Formal Lounge/Dining Room- 7.59m x 3.53m

Dining Kitchen - 5.05m x 3.57m

Master Bedroom - 3.52m x 3.49m

Ensuite - 2.70m x 2.05m

Bedroom 2 - 3.50m x 3.40m

Bedroom 3 - 4.84m x 3.53m

Bedroom 4 - 4.84m x 3.35m

Bathroom - 2.70m x 2.50m

w/c - 1.75m x 1.18m

Extensive Floored Attic Space - The entire footprint of the home with Velux Windows

Garage/Workshop/Utility Area

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 "B"

Council Tax: Band G

Home Report available on Request

Viewings: Arranged by appointment, to confirm please call 01417751050



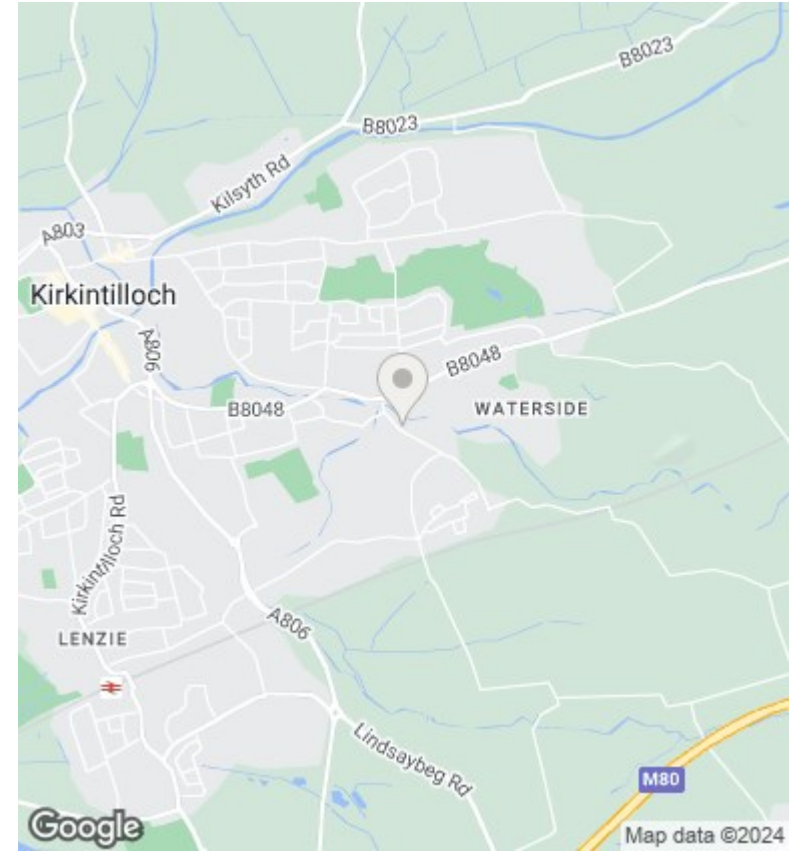




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 is given as to their operability or efficiency can be given. Issue with blueprint 02/21



Directions

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	