



7 Alloway Terrace, Kirkintilloch, Glasgow, G66 2RG

Offers Over £135,000

- Two Bedroom Mid Terraced Property
- Spacious Accommodation
- Large External Cabin
- EER - D
- Quiet Residential Location
- Adequate Storage Space
- Wonderful West Facing Garden Plot
- Well Presented & Maintained Throughout
- Ample Parking to the Rear
- Close to Local Amenities & Transportation

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****Closing Date Friday 5th July at 12 noon**** This is a great opportunity to acquire a wonderful two bedroom property within a highly desirable Kirkintilloch location. The current owner has maintained and presented the property to an exceptional standard throughout making early viewing imperative. Benefits include, private west facing rear garden with large cabin (ideal for a home office/work area), ample parking, GCH & DG. EER - D



Council Tax Band: C



Deceptively spacious mid-terrace villa, enjoying a delightful position within this popular location. This well presented home is situated within this established residential area close to all local amenities. Offering a thoughtfully planned two bed-roomed layout, this attractive home is likely to appeal to a wide range of discerning purchasers. It is difficult to find this style of property with the added advantage of convenience. The accommodation comprises, entrance hallway, attractive lounge/dining area and contemporary kitchen. with door leading to the rear garden.

On the upper floor there are two double bedrooms, both benefiting from built-in wardrobe storage. The bathroom completes the home with three piece white suite including bath with shower over.

This excellent home is further enhanced by gas central heating, double glazing, front and rear garden which is fenced and enclosed. The west facing rear garden provides the ideal space for relaxing and/or entertaining and captures the natural sunlight for the majority of the day. The owner has installed a substantial outside shed which could be used for a variety of uses.

Schooling

Alloway Terrace lies within the catchment area for Harestanes Primary School, Holy Trinity, Kirkintilloch High School and St Ninians High School.

Room Dimensions

Entrance Hallway

Lounge/Dining Room - 6.20m x 3.20m

Kitchen - 3.00m x 2.5m

Master Bedroom - 4.20m x 3.60m

Bedroom 2 - 3.5m x 3.10m

Bathroom - 1.90m x 1.50m

Location

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 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.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band

Home Report: Available upon request.

EER: D

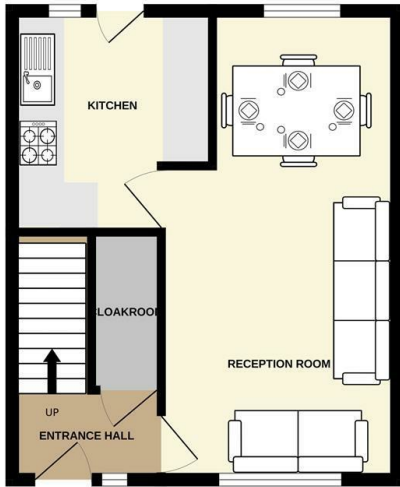
Post Code: G66 2RG

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.

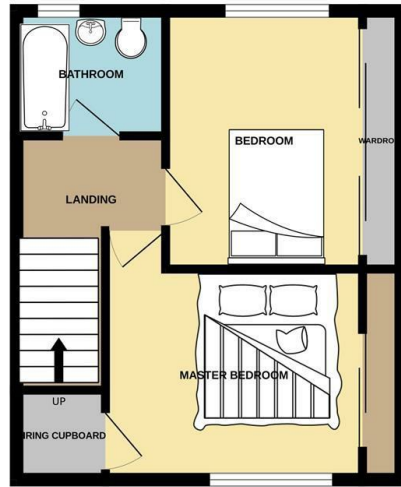




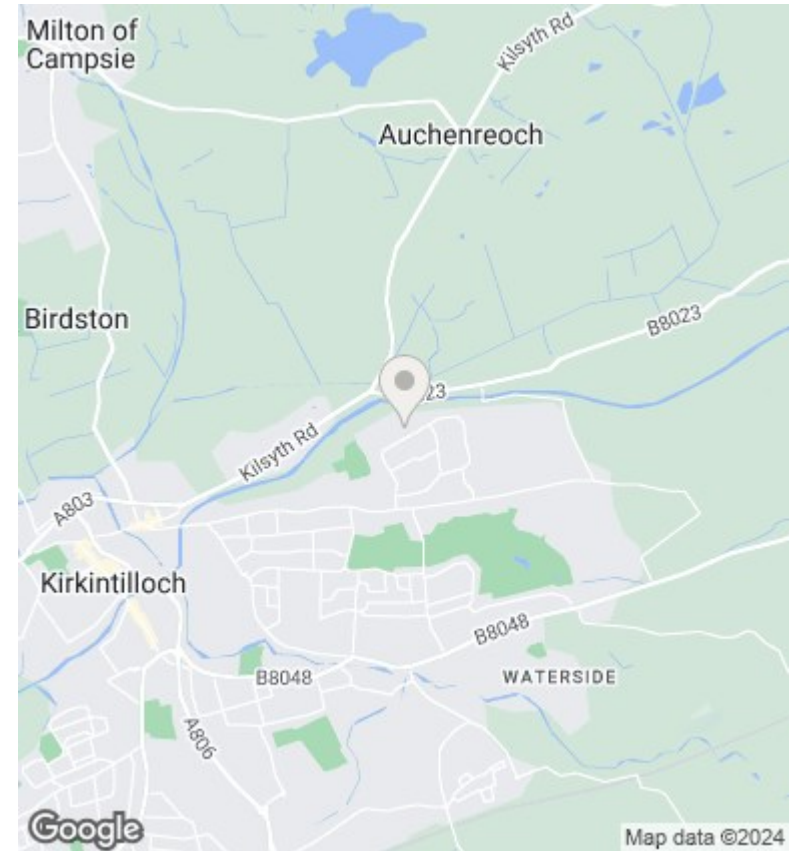
GROUND FLOOR



1ST FLOOR



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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	67	
(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 