



4 Cowal Crescent, Kirkintilloch, Glasgow, G66 3SY

Offers Over £185,000

- Beautifully Presented Family Home
- Spacious Open Plan Lounge Dining
- Well Appointed Fitted Kitchen and Larder
- South Facing Garden with Terrace
- Close to Local Amenities
- Contemporary Finish Throughout
- 3 Bedrooms - 2 Generous Doubles
- Lovely 3 Piece Bathroom Suite
- Private Driveway and Detached Garage
- EER - C

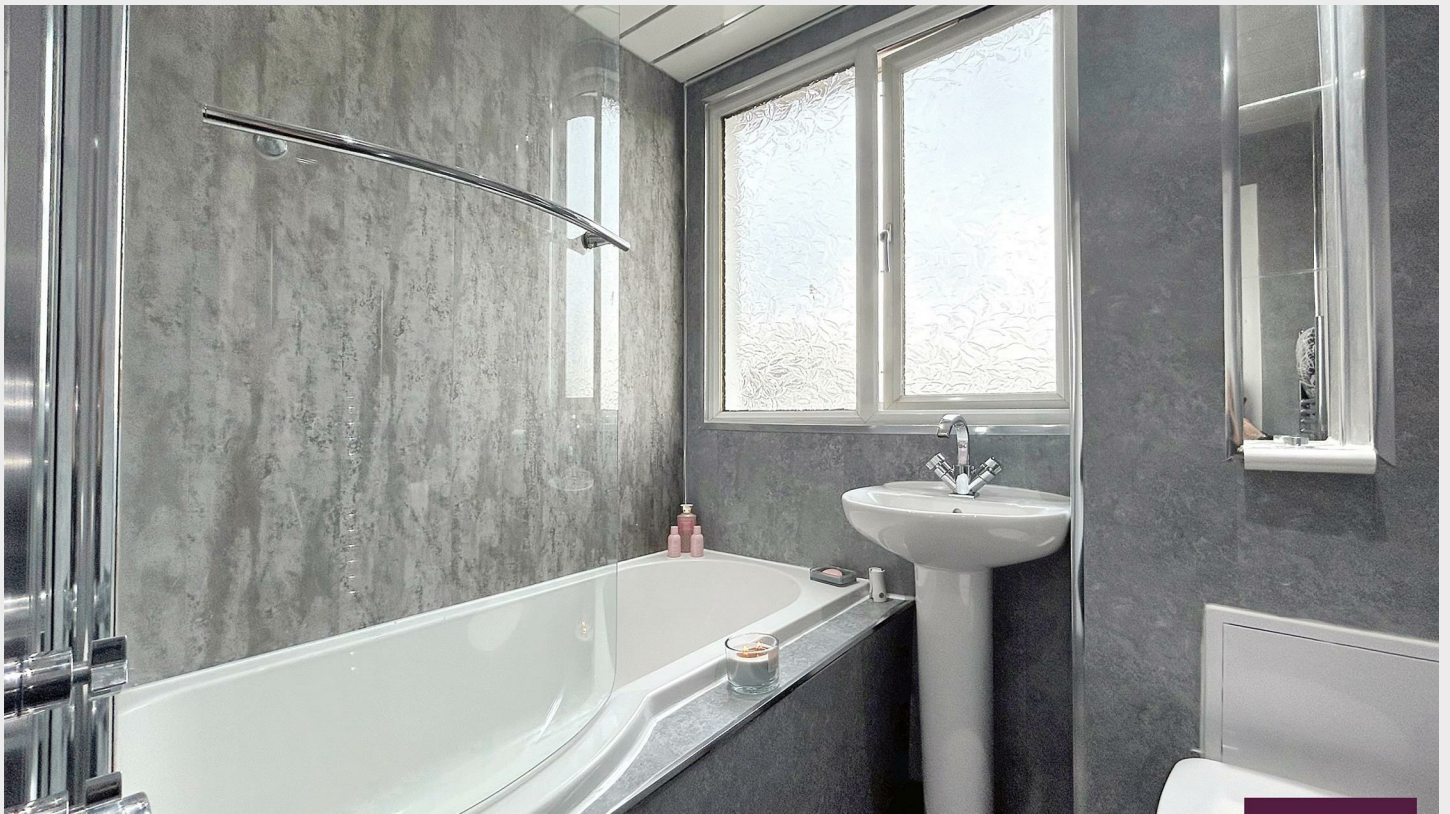
4 Cowal Crescent, Glasgow G66 3SY

Welcome to this charming semi-detached house located on Cowal Crescent in the picturesque town of Kirkintilloch. This property boasts a perfect blend of comfort and style, ideal for those seeking a cosy yet spacious home.

Don't miss out on the opportunity to make this lovely property your own and start creating unforgettable memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards finding your dream home on Cowal Crescent.



Council Tax Band: D



CODA



CODA

The accommodation comprises welcoming entrance hall, spacious open plan lounge dining with french door access to the low maintenance rear garden complete with raised terrace. The modern fitted kitchen has a range of floor and wall mounted units, appliances and a convenient large larder. Upstairs there are three bedrooms, 2 generously sized doubles and a single. The bathroom has a contemporary wet wall finish and three piece suite, including bath with overhead shower. Further benefits include GCH, DG, large driveway and detached garage. The property has both front and rear gardens, with the rear gardens and seating area enjoying a unobstructed Southerly outlook, perfect for those long summer evenings.

Cowal Crescent occupies a quiet location on the periphery of Kirkintilloch, just off Langmuir Road, it's conveniently positioned for local amenities whilst the town centre itself is only a mile and a half away.

Amenities: Kirkintilloch offers a vast selection of local 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 swimming pool 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.

Home Report Available on Request

EER - D

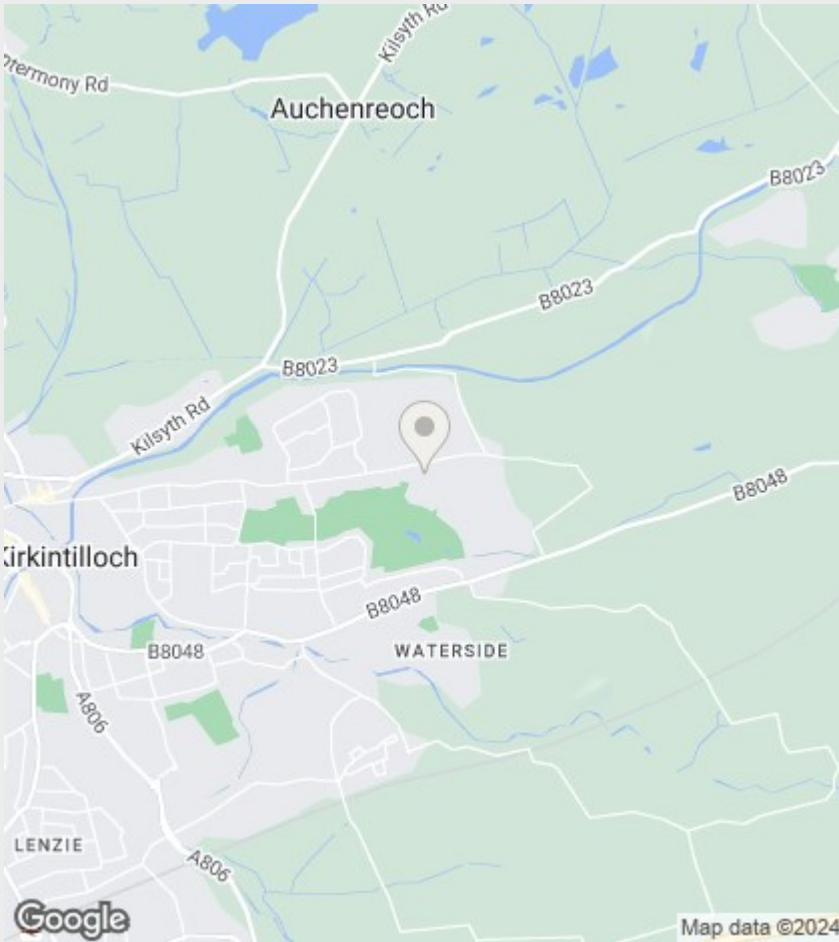
Council Tax Band - D

Viewings: Arranged by appointment.

Appealing to a wide range of discerning buyers, this attractive family home is likely to be in high demand, so make a viewing appointment today to avoid disappointment.

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

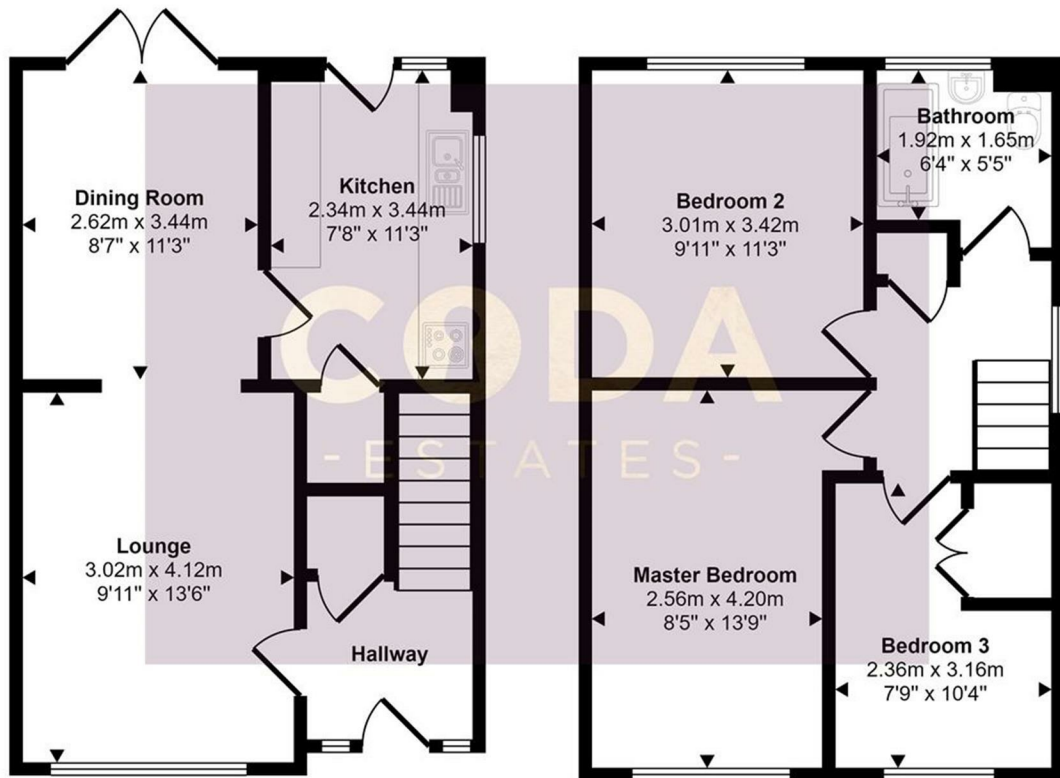
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Ground Floor
Approx 38 sq m / 414 sq ft

First Floor
Approx 39 sq m / 424 sq ft