



## 9 Moray Place, Kirkintilloch, G66 3SR

Offers Over £172,000

- \*\*\* Fantastic Residential Location \*\*\*
- Spacious Lounge and Dining Area
- Opportunity to Extend (Subject to Planning)
- EER - D
- 2 Bedroom Semi-Detached Property
- Fitted Kitchen with a Number of Integrated Appliances
- GCH, DG, Loft Space, Driveway & Garage
- Well Presented and Maintained Throughout
- Extensive Corner Garden Plot
- Close to all Local Amenities



# 9 Moray Place, G66 3SR

\*\*\* Attractive New Price \*\*\* Wonderful residential location, this 2 bedroom immaculate semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to an exceptional standard throughout, early viewing is essential. Boasting a large corner plot, detached garage, driveway, GCH & DG. EER - D



Council Tax Band: D



This semi-detached property occupies an excellent corner plot within this popular residential development. The quiet pocket has been extremely desirable in recent years, offering ease of access to all local amenities, schooling and transportation links.

The current owner has established a wonderful home, maintained and well presented throughout. The small entrance hall, flows through to the bright, spacious lounge and dining area and the fitted kitchen beyond. The kitchen has ample base/ wall mounted units, a number of integrated appliances and contrasting work surfaces.

The upper floor is accessed via the staircase from the lounge. On this level you will find 2 double bedrooms, both well presented with built in storage/wardrobes, the contemporary house bathroom with over the bath thermostatic shower and vanity storage. There is also a useful storage cupboard off the landing.

The partially floored attic space can be accessed from the upper landing which has a pull down ladder fitted.

Externally the owner has created an inviting outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining family or friends. The driveway provides off street parking leading to the single detached garage. The plot affords the potential to extend the home subject to planning consents.

This property warrants early viewing as we anticipate a high level of interest.

#### Schooling

Moray Place lies within the catchment area for Gartconner Primary School, Holy Trinity, Kirkintilloch High School and St Ninians High School.

#### Room Dimensions

Entrance Hallway

Lounge - 5.70m x 3.95m

Kitchen - 3.95m x 2.77m

Master Bedroom 1 - 3.95m x 2.80m

Bedroom 2 - 3.95m x 2.75m

Bathroom - 2.00m x 1.95m

#### 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 3SR

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.

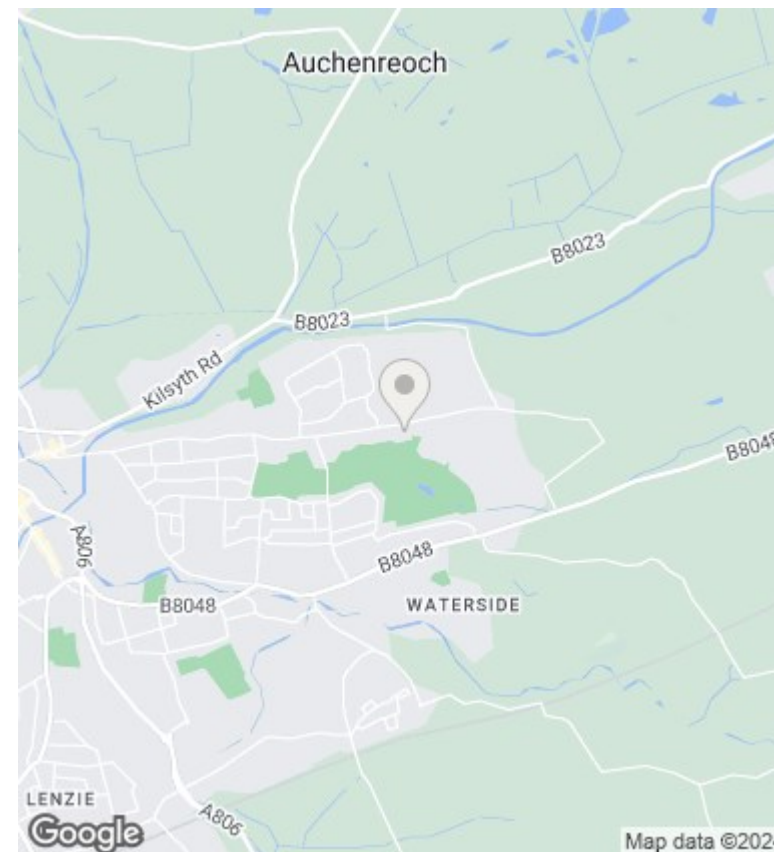








While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Issue with Letmapr 12/2021



### Directions

### Viewings

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

### Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	