



## 32 Westergreens Avenue, Kirkintilloch, Glasgow, G66 4AQ

Offers Over £205,000

- Beautiful Family Property
- Spacious Lounge/Dining Reception Area
- GCH & DG
- EER - C
- Well Appointed and Maintained Throughout
- Contemporary Bathroom
- Extensive Driveway, Mechanics Car Pit & Sub Floor Cellar
- Highly Desirable Residential Area
- 3 Double Bedrooms
- Close to all Local Amenities

# 32 Westergreens Avenue, Glasgow G66 4AQ

This is a fabulous semi-detached property, well maintained and presented by the current owners. Occupying an enviable elevated position with an extensive garden plot with outlooks to the nearby Campsie Fells. Conveniently located near the numerous local amenities including schooling and Lenzie train station,. Early viewing is recommended. EER - C



Council Tax Band: C



An attractive semi-detached villa, situated on an extremely spacious plot with a good degree of privacy to the rear, yet conveniently located to the amenities of Kirkintilloch and Lenzie including schooling, bus transportation and the Lenzie train station.

Offering a generously proportioned, three bedroom internal layout, this spacious property will undoubtedly appeal to a number of buyers. Well maintained and presented over the years the potential remains to develop/extend the property, subject to planning constraints.

Accommodation comprises: Entrance porch, entrance hall, through lounge/dining area with stylish mantle, kitchen and attractive downstairs contemporary bathroom. On the upper floor there are three well-proportioned bedrooms, ideal for a growing family. This home is further enhanced by gas central heating, extensive driveway for off street parking (with a mechanics pit built in). The spacious garden plot is ideal for relaxing and/or entertaining with spectacular views towards the Campsie Fells. There is also a sub floor cellar, currently used for additional storage.

#### Room Dimensions

Entrance Porch

Hallway

Lounge - 5.28m x 3.63m

Kitchen - 3.93m x 2.32m

Shower Room - 2.35m x 1.47m

Master Bedroom - 5.35m x 3.15m

Bedroom 2 - 3.84m x 2.57m

Bedroom 3 - 3.39m x 2.55m

#### Location

Amenities: Kirkintilloch offers a vast selection of local amenities including

good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. The vicinity also allows for pleasant walking & cycling routes.

Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

Viewings By Appointment

EER - C

Council Tax Band - C

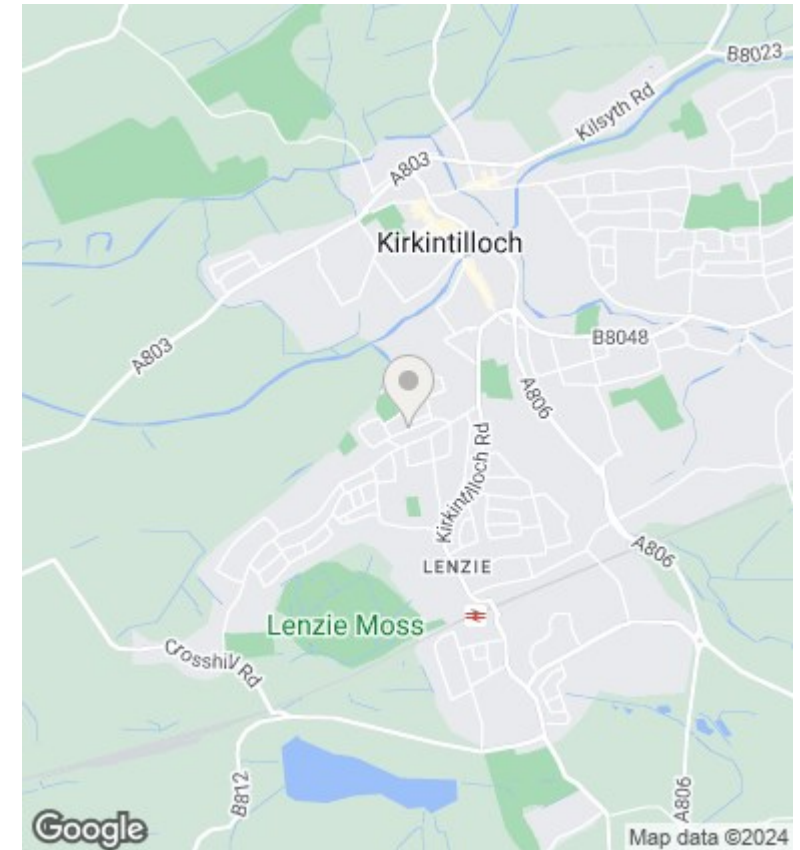
If you are interested in viewing this property please contact our offices direct on . Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







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.  
Made with Metropix ©2024



## 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		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	