



## 32 Market Road, Kirkintilloch, Glasgow, G66 3JL

Offers Over £355,000

- Professionally Extended Detached Villa
- Formal Reception Lounge
- West Facing Rear Garden Plot
- EER - C
- Delightful Family Home
- 3 Bedrooms, Additional Downstairs Utility Area & Shower Room
- Large Shed, GCH, DG, Off Street Parking
- Magnificent Open Family Space To The Rear
- Attractive House Bathroom
- Close To All Local Amenities

# 32 Market Road, Glasgow G66 3JL

Exquisite Family Home - Rarely has such a well maintained, tastefully presented property been available to the open market. The current owners have created the most wonderful family home which oozes style and elegance throughout. The professionally extended property provides flexible and functional living over two levels. The impeccable and low maintenance gardens are a delight. EER - C



Council Tax Band: F



Set within a popular address this impressive detached villa offers extensive accommodation over 2 levels. Market Road is conveniently placed for all local amenities including schools at both primary and secondary level and excellent transportation links.

This property has been impeccably maintained by its present owners, undergoing extensive development and significant up-grading over the years. The substantial accommodation is formed over two level and is accessed from the welcoming hallway. The elegant front facing lounge area is accessed from the hallway providing a tasteful reception room with focal fireplace and window to the front.

The fabulous open plan kitchen/dining/family room is complete with a range of wall and base mounted units, large central island (housing the induction hob) and quality integrated appliances (Bank of 3 ovens, full size fridge, full size freezer, dishwasher, instant boiling water tap, and recycling bin caddy). The spacious family/dining area has 2 sets of French doors which open out onto the rear garden which allow an abundance of natural light. Off this magnificent room you will also find the versatile utility area and extremely useful downstairs shower room.

On the upper floor you will find the 3 bedrooms. The master bedroom is located to the front of the property and boasts extensive built in wardrobe storage and additional cupboard. The other double bedroom over looks the rear garden and also has excellent storage. The single room to the front has been thoughtfully planned to maximise space and provide ample and cleverly designed storage.

Completing this wonderful home is the attractive house bathroom, which comes with built in vanity storage and over the bath thermostatic shower. This property has been lovingly and thoughtfully planned, creating a most marvellous family environment, presented to an high specification.

Externally the property has adequate off street parking and a well tended garden plot. The west facing rear plot enjoys the sun throughout the day

making it perfect for relaxing and/or entertaining. Astro turf has been installed for low maintenance and the large shed (14ft x 9ft) has been installed and has power. The rear garden is also fully enclosed allowing a safe space for young children and family pets. There is also an external power socket and outdoor tap.

#### Room Dimensions

Hallway -

Formal Lounge - 4.80m x 3.40m

Dining Kitchen - 5.95m x 3.80m

Open Plan Family/Dining Area - 7.20m x 3.20m

Utility Room - 1.55m x 1.25m

Shower Room - 1.56m x 1.55m

Master Bedroom - 5.05m x 2.90m

Bedroom 2 - 3.45m x 3.25m

Bedroom 3 - 3.80m x 2.60m

Bathroom - 2.30m x 2.10m

#### Schooling

Market Road lies within the school catchment area for Oxbang Primary School, Holy Family Primary School, Kirkintilloch High School and St Ninians High.

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 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.

EER: Rating "C"

Council Tax: Band F

Home Report available on Request

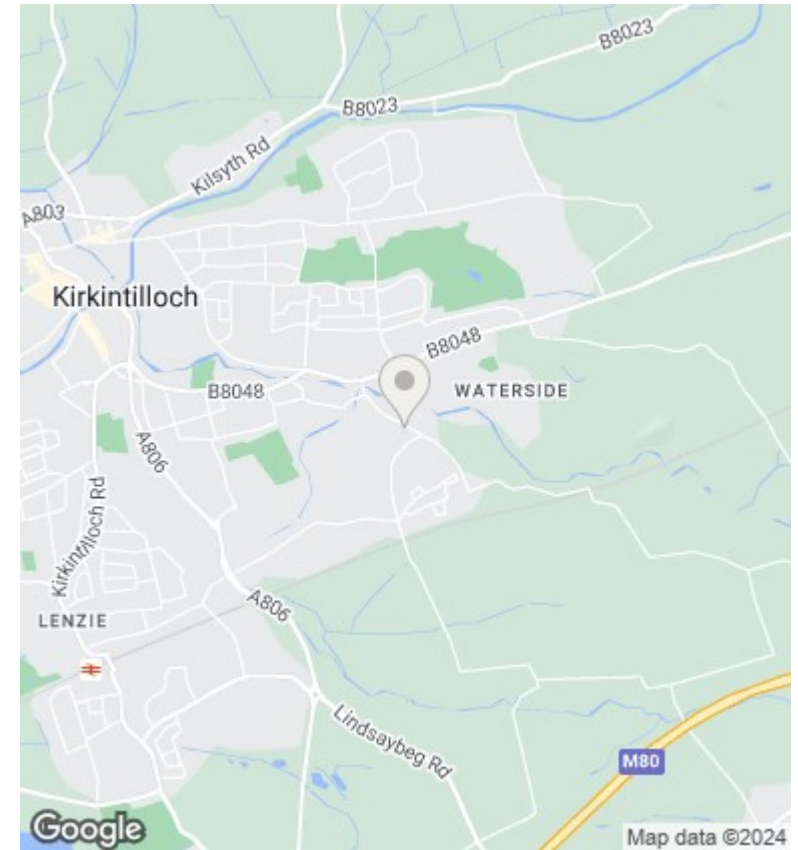
Viewings: Arranged by appointment, to confirm please call 01417751050







TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.  
 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 misstatement. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 12024



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	