



## 82 Loch Road, Kirkintilloch, Glasgow, G66 3EB

Offers Over £215,000

- Tremendous Family Property
- Spacious Lounge with Wood Burning Stove
- Private Off Street Parking with EVC point
- EER - D
- 3 Bedroom Extended Semi-Detached
- Large Dining Kitchen with Utility Room Off
- Fabulous South Facing Rear Garden Plot
- Well Maintained & Presented Throughout
- Stylish Bathroom with Separate Shower Cubicle
- Close To Local Amenities

# 82 Loch Road, Glasgow G66 3EB

This is a fabulous professionally extended semi-detached property, well maintained and presented by the current owner. Occupying an enviable plot with a substantial south facing rear garden with private off street parking . Conveniently located near all local amenities including schooling and transportation links. Early viewing is imperative. EER - D



Council Tax Band: C



Extended semi-detached villa with a particularly large south facing rear garden and off street parking for two vehicles accessed from the private lane at the rear. A substantial family home in a highly desirable location, within a few minutes walk from the centre of the town and Woodhead Park and Luggie Park.

The spacious, family accommodation comprises vestibule, reception hallway, lounge with the focal point being the wood burning stove, large dining kitchen with ample base/wall mounted storage and contrasting worktops, separate utility room, three generous bedrooms and attractive luxurious bathroom. located on the ground floor.

Upstairs you will find 3 double bedrooms, all generous in size. The master bedroom has dual aspect windows which provide a great degree of natural light.

The loft can be accessed from the upper landing area.

Externally the home is house to an exceptional garden plot which is south facing and provides adequate off street parking ( has a electric charging point and has off street parking. Mainly laid to lawn the current owner has enjoyed tending the garden to provide a external living space for outdoor relaxing/entertaining

Further benefits include :- Gas central heating system. Double glazing. Garden shed with electricity/power sockets and electric charging point.

#### Room Dimensions

Vestibule

Hallway

Lounge - 4.80m x 3.60m

Dining Kitchen - 4.45m x 3.60m

Utility Room - 2.95m x 2.30m

Bathroom - 3.75m x 1.50m

Master Bedroom - 5.25m x

Bedroom 2 - 4.31m x 2.62m

Bedroom 3 - 3.24m x 2.40m

#### 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 C

Home Report: Available upon request.

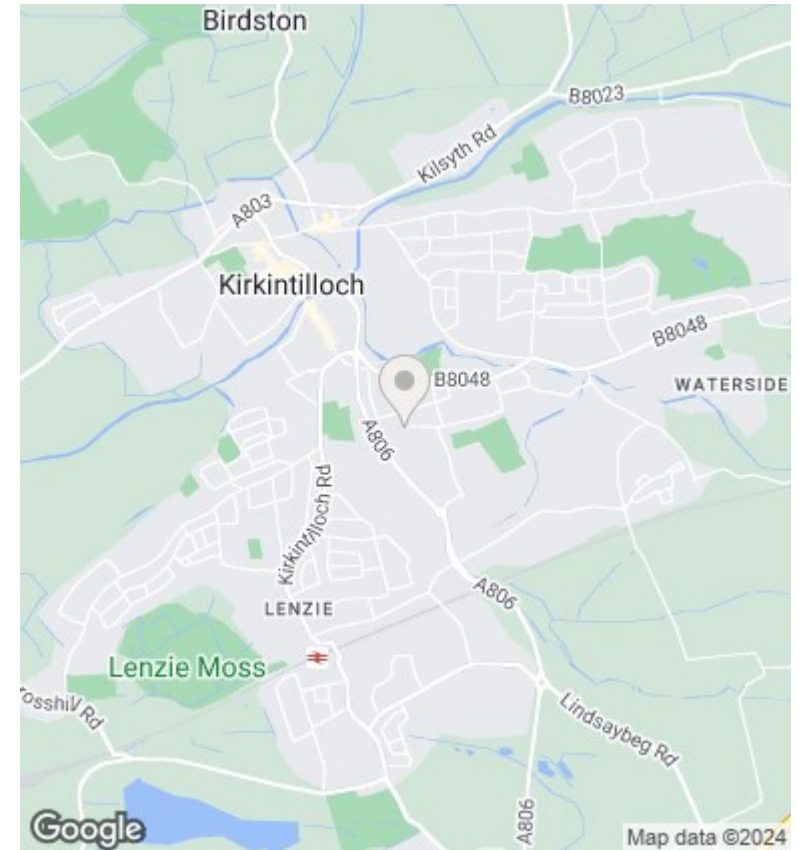
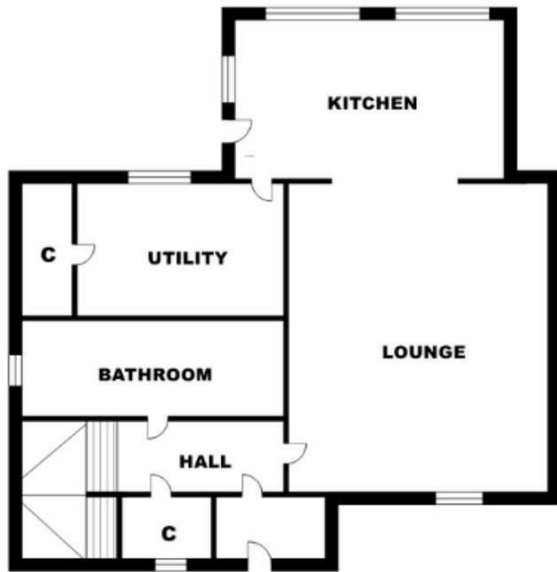
EER: D

Post Code: G66 3EB

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.







## 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		82
(69-80)	C	64	
(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	