



7 Gartconner Avenue, Kirkintilloch, Glasgow, G66 3QH

Offers Over £185,000

- Spacious Semi-Detached Family Home
- 3 Generously Proportioned Bedrooms
- Spectacular Views
- EER - D
- Highly Desirable Residential Area
- Family Bathroom
- Close to Local Amenities
- Newly Fitted Stylish Kitchen
- Front & Rear Gardens
- GCH & DG

7 Gartconner Avenue, Glasgow G66 3QH

A spacious semi-detached family home located in a popular pocket of Kirkintilloch, offering spacious accommodation, gardens with views to the Campsie Fells, and all within close proximity to local amenities.



Council Tax Band: D



CODA Estates are delighted to present this well appointed three bedroom semi detached property, well located for many local amenities, and with spectacular views. The property offers ideal internal accommodation, on a well proportioned plot. The property benefits from large rear garden with a patio area, ideal for relaxing and/or entertaining.

Accommodation comprises, entrance hallway, lounge with a large window to the front, newly fitted kitchen/dining room with ample base and wall mounted units and contrasting work surfaces and patio doors leading to the garden. Upstairs you will find two good sized double bedrooms and a single bedroom looking to the front of the property. The bathroom completes the accommodation on offer and the attic can be accessed from the landing.

Home Report Available on Request

Viewings Strictly By Appointment

Council Tax: EDC Band D

EER - D

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 a 25m swimming pool / childrens pool 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.

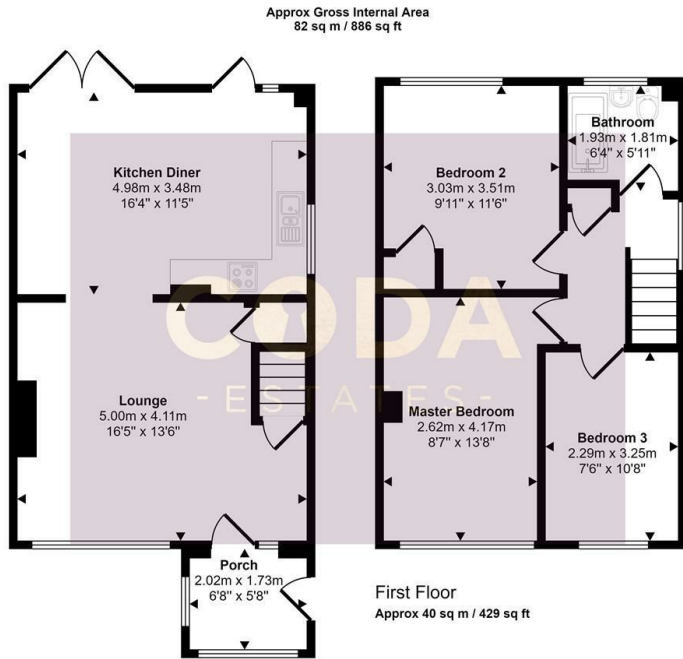
Schooling at both primary and secondary level are close by.

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 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

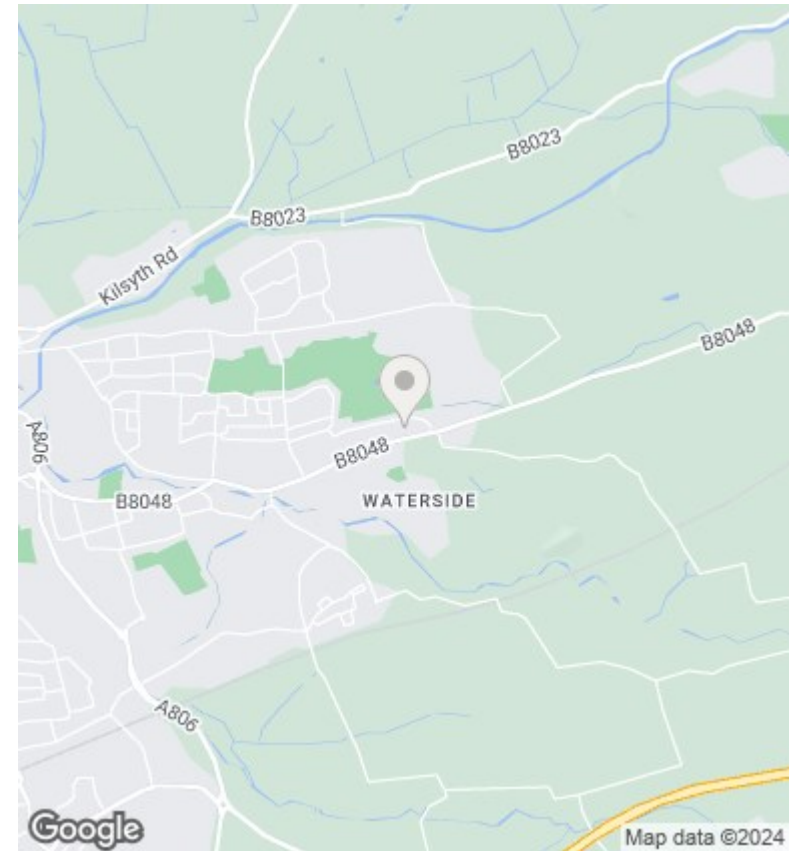
If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	