



17 Bridgeway Road, Kirkintilloch, Glasgow, G66 3HX

Offers Over £275,000

- Rarely Available Detached Family Home
- Flexible Layout
- Spacious Dual Aspect Lounge
- 4 Piece Bathroom And Downstairs WC
- Close to All Local Amenities
- Walk-In Condition
- 3 Double Bedrooms
- Single Storey Rear Extension
- GCH, DG, Garage, & Driveway
- EER - D

# 17 Bridgeway Road, Glasgow G66 3HX

Welcome to this charming detached house located on Bridgeway Road in the picturesque town of Kirkintilloch. Offered in immaculate condition, the property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three generous double bedrooms, there is plenty of space for everyone to enjoy.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Kirkintilloch. Book a viewing today and envision the possibilities that this lovely property has to offer.



Council Tax Band: F



The front door opens into a convenient entrance porch with downstairs w.c which leads through to the entrance hallway. The lounge is a bright and spacious room at the front of the house with large panoramic window outlooks to the front and french doors to the rear gardens. The kitchen offers a range of base and wall mounted units, as well as appliances including oven, gas hob, fridge, freezer, washing machine and dishwasher. The property benefits from a single storey rear extension accessed from both the back of the kitchen and lounge, and is currently utilised as an additional reception/dining room.

Upstairs, the property offers three generously proportioned double bedrooms. A bright 4 piece bathroom suite completes the accommodation on offer. Occupying an enviable position, there are mature gardens to the front and rear of the property. There is a mono-blocked driveway to the front as well as an additional one to the rear of the property. There is a garage at the front of the property. Further benefits include GCH, DG, and ample storage throughout.

Home Report Available on Request

Viewings Strictly By Appointment

Council Tax: EDC Band F

EER - D

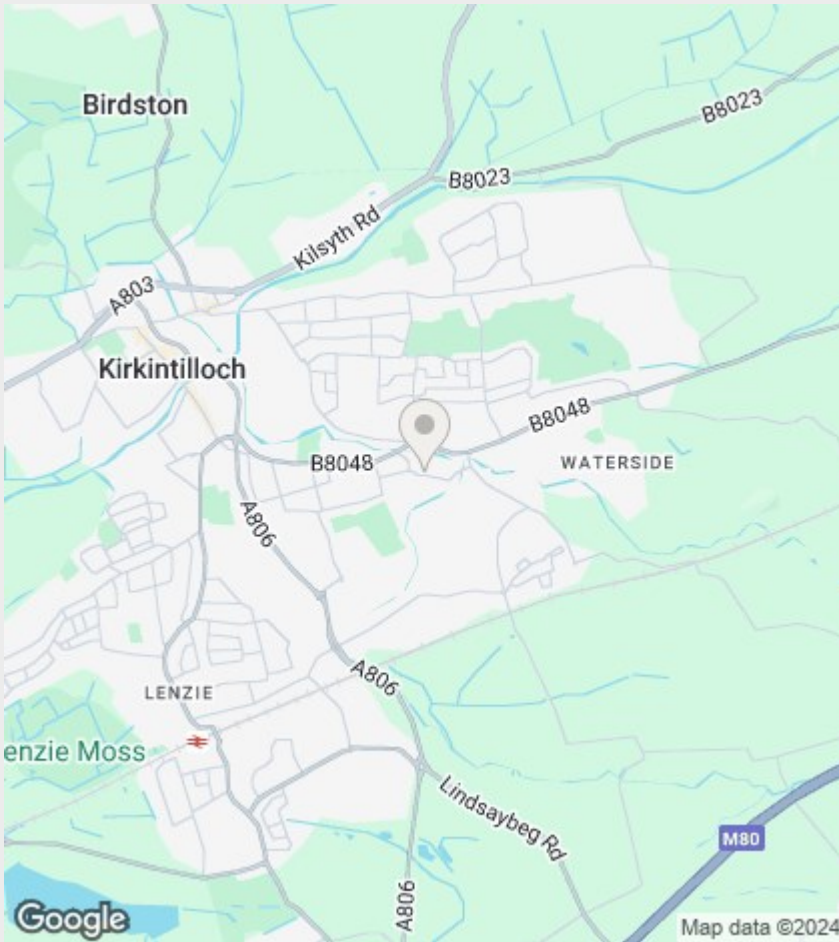
Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / childrens pool and 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.



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	

