



1 Berryknowe, Waterside, Kirkintilloch, G66 3NW

Offers Over £75,000

- One Bedroom End of Terrace Bungalow
- Modernisation Required
- Kitchen & Shower Room
- EER - D
- Fabulous Potential
- Spacious Lounge
- Large Garden Plot
- Quiet Residential Location
- Bedroom
- Close to Local Amenities & Transportation Links

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Closing Date Friday 27th at 12 noon A wonderful opportunity for a variety of buyers looking for accommodation on the level. This one bedroom end terrace bungalow provides fabulous potential to create a wonderful home. Modernisation is required throughout however early viewing is warranted to avoid disappointment. Benefits include a large rear garden plot and a quiet location close to local amenities and transportation links. EER - D



Council Tax Band: A



This is one bedroom end terraced bungalow will be sure to attract a great level of interest, attracting a number of discerning buyers. The accommodation comprises entrance porch & hall, living room with sunny westerly aspect, single bedroom off the living room with good built in storage cupboard space, rear hall with two further cupboards off, fitted kitchen with white units and beech wood effect work tops, and shower room with large walk in shower. The property has white UPVC double glazed windows and external doors, and is installed by a system of gas central heating.

The gardens are low maintenance with the front mono blocked and the impressive rear garden is laid mainly to lawn.

Room Dimensions

Entrance Porch

Hall

Lounge - 4.30m x 4.30m

Kitchen - 3.20m x 2.50m

Bedroom - 2.80m x 2.30m

Shower Room - 2.30m x 1.80m

Rear Porch

Location

Situated off Waterside Road, Berryknowe is a popular residential area within the village yet is within easy reach of Kirkintilloch town centre. Gartconner Primary School is just over half a mile away by foot. There is also a bus services which runs from the terminus on Bankhead Road.

Kirkintilloch

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 A

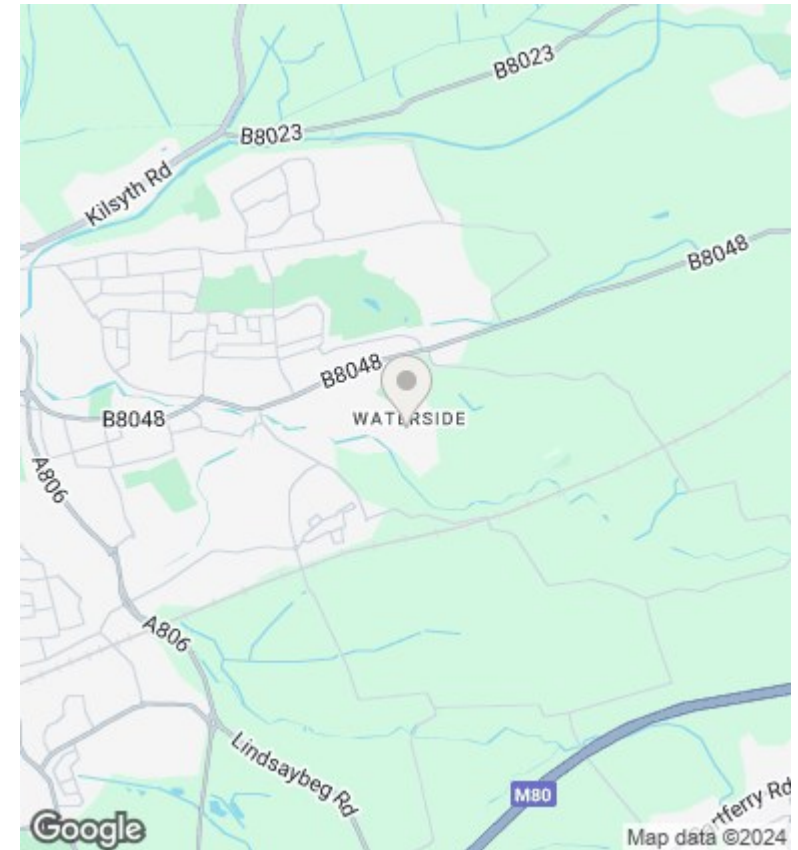
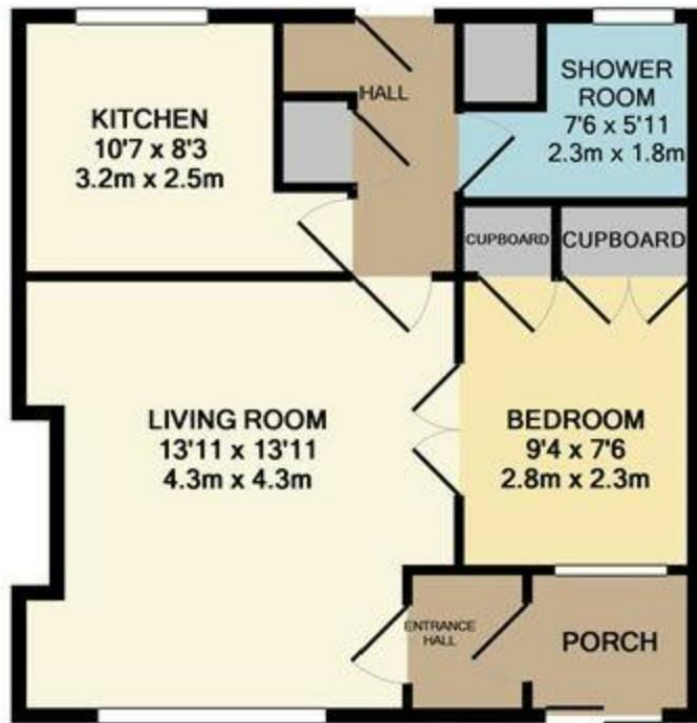
Home Report: Available upon request.

EER: D

Post Code: G66 3NW







Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	65	
(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	