



41 Gresham Drive, Kirkintilloch, Glasgow, G66 3FJ

Offers Over £215,000

- "The Portree" Mid- Terrace Persimmon Home
- Stylish Kitchen with Dining Area
- Meticulous Garden Ground - Not Over Looked
- EER - C
- 2 Double Bedrooms with Build in Storage
- Contemporary Family Bathroom
- Private Parking
- Spacious Lounge
- Attractive Downstairs w/c
- Close to all Local Amenities & Transportation Links

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*** Similar Properties Required Urgently For Waiting Buyers !!! *** This beautiful 2 bedroom mid-terrace property will appeal to a number of discerning buyers. The current owners have maintained and presented the property to an excellent standard throughout, creating a wonderful home over two levels. The home has been tastefully finished and benefits from a well tended garden to the rear and ample parking. Early viewing will be essential. EER - C



Council Tax Band: C



This mid-terrace Persimmons property, offers two double bedrooms and enjoys a delightful plot within this sought-after development. Located within central Kirkintilloch, the home allows easy access to all local shops, schools, transportation links and access to the M80.

"The Portree", offers an excellent layout, been thoughtfully planned for the rigours of a modern lifestyle and will undoubtedly appeal to a number of discerning buyers. Personal appraisal is essential for a full appreciation of this fabulous home.

The internal layout comprises: lounge located to the front, tasteful open plan dining kitchen with door to the rear and a number of quality integrated appliances with spacious wc off. On the first floor there are two double bedrooms (both boasting wardrobe storage) and a family bathroom with three piece suite including bath with shower over. This home is further enhanced by gas central heating, PVC double glazed window frames, floored loft space and private parking.

The level garden plot provides a great space for relaxing, and/or entertaining, it is fully enclosed enjoying a good degree of privacy.

Room Dimensions

Lounge - 4.12m x 4.00m

Dining Kitchen - 2.91m x 2.81m

w/c - 2.81m x 1.22m

Master Bedroom - 3.60m x 2.60m

Bedroom 2 - 4.2m x 2.22m

Bathroom - 2.33m x 2.04m

Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities

including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. The vicinity also allows for pleasant walking & cycling routes.

Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

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 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

Viewings By Appointment

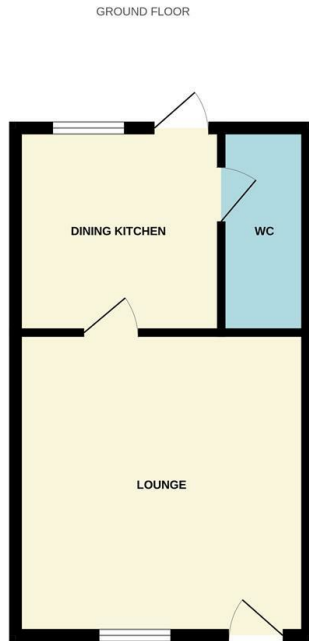
EER - C

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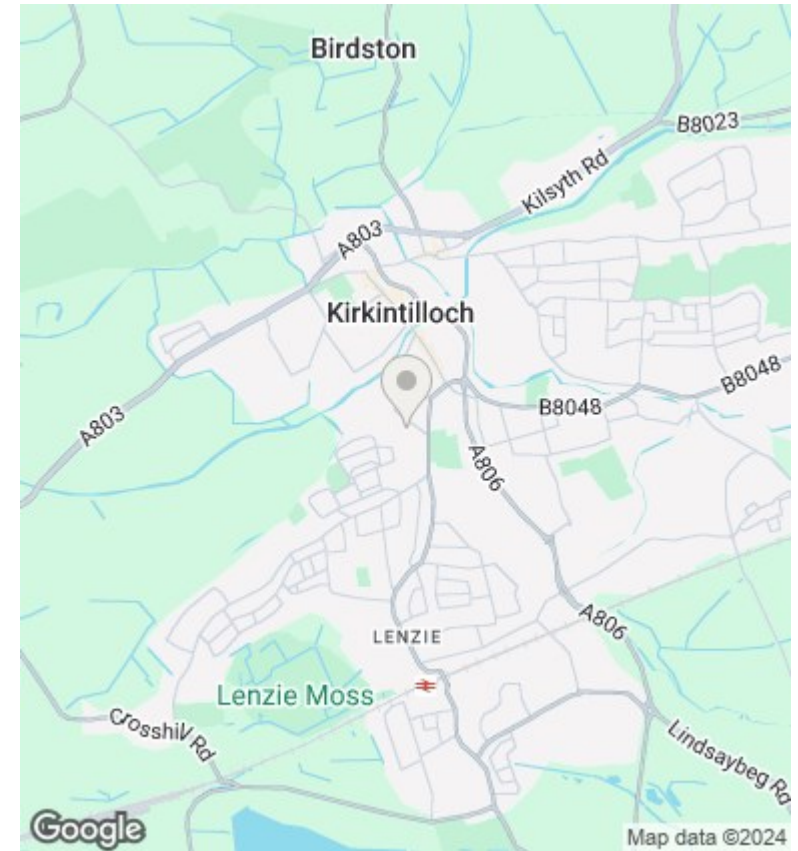
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	