



35 Parkburn Avenue, Kirkintilloch, G66 4AD

Offers Over £165,000

- Spacious Family Property
- Sizable Lounge
- Lenzie Academy Catchment Area
- EER - D
- 2/3 Double Bedrooms
- Kitchen & Bathroom
- Impressive Corner Plot with Driveway
- Modernisation Required
- Early Viewing Advised
- Close To Local Amenities

35 Parkburn Avenue, Kirkintilloch G66 4AD

This is a fabulous semi-detached property, well maintained and presented by the current owners. Occupying an enviable position within an extensive garden plot with outlooks to the nearby Campsie Fells. Conveniently located near numerous local amenities including schooling and transportation links & Lenzie train station,. Early viewing is recommended. EER - D



Council Tax Band: C



An attractive semi-detached villa, situated on an extremely spacious plot yet conveniently located to the amenities of Kirkintilloch and Lenzie including schooling, bus transportation and the Lenzie train station.

Offering a generously proportioned, three bedroom internal layout, this spacious property will undoubtedly appeal to a number of buyers. Well maintained and presented over the years the property does require modernisation providing the potential to develop/extend the property, subject to planning constraints.

Accommodation comprises: Entrance hall, spacious and bright lounge/dining area, kitchenette providing access externally and a further room which could be used as the third bedroom of the home or provide a separate dining area. On the upper floor there are two double bedrooms and the house bathroom. This home is further enhanced by gas central heating, extensive driveway for off street parking. The spacious garden plot is ideal for relaxing and/or entertaining with spectacular views towards the Campsie Fells. There is also a garden shed and greenhouse.

Room Dimensions

Hallway

Lounge - 4.55m x 4.12m

Kitchen - 3.10m x 2.41m

Back Porch - 1.20m x 1.03m

Bedroom 3/ Separate Dining Room - 3.11m x 2.78m

Master Bedroom - 4.55m x 3.60m

Bedroom 2 - 3.90m x 3.40m

Bathroom - 2.00m x 1.70m

School Catchment

Parkburn Ave lies within the school catchment for Lenzie Meadow, Holy Family

Primary, Lenzie Academy and is within walking distance of St Ninians High School

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 - D

Council Tax Band - C

If you are interested in viewing this property please contact our offices direct on . 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.





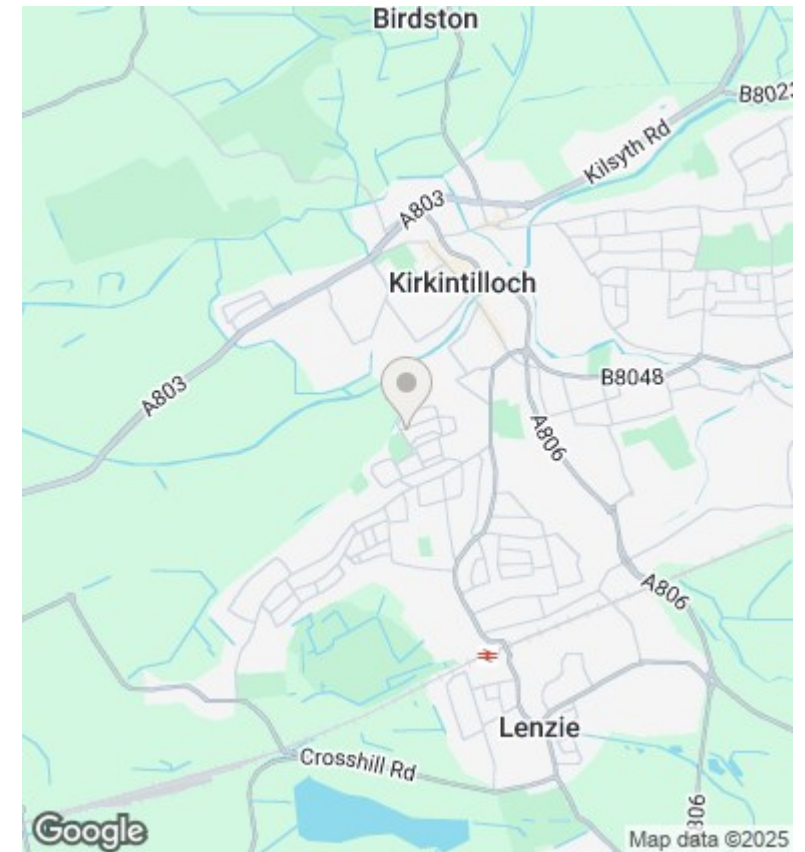
GROUND FLOOR



1ST FLOOR



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		83
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 