



80 Alloway Drive, Kirkintilloch, Glasgow, G66 2NF

Offers Over £150,000

- Immaculate Two Bedroom Mid-Terrace Property
- Contemporary Styling
- 2 Double Bedrooms and Additional Box Room
- South Facing Rear Garden with Decked Patio and Large Shed
- Walking Distance to Local Amenities & Schools
- Quiet Residential Location
- Spacious Accommodation
- Semi Open-plan Lounge Kitchen Layout
- 3 Piece Tiled Bathroom Suite
- EER - D

# 80 Alloway Drive, Glasgow G66 2NF

Nestled in the charming area of Harestanes, Kirkintilloch, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home.

The semi open plan layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

Located in the picturesque town of Kirkintilloch, residents will enjoy the benefits of a friendly community, with local amenities and parks within easy reach. The area is well-connected to Glasgow, making it an ideal choice for commuters who wish to enjoy the tranquillity of suburban living while remaining close to the vibrant city life.

This terraced house on Alloway Drive is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this charming property your new home.



Council Tax Band: C



Situated in the perennially popular Harestanes area of Kirkintilloch, this beautifully presented two-bedroom mid-terrace property offers spacious accommodation ideal for first-time buyers, small families, or those looking to downsize.

Internally, the home features a semi open-plan layout that seamlessly connects the bright and welcoming lounge to a generously proportioned kitchen – perfect for both everyday living and entertaining. The kitchen boasts ample worktop and storage space, with a layout that encourages sociable cooking and dining.

Upstairs, you'll find two large double bedrooms, each offering excellent space for furnishings and storage, a stylish three-piece bathroom suite with contemporary tiled finish and a small box/store room which completes the internal accommodation.

Externally, the property benefits from a substantial decked patio area and garden to the rear – a low-maintenance, secure, and private space ideal for young children or pets whether you're relaxing or hosting outdoor gatherings.

Located close to excellent transport links, local amenities, and reputable schools, this fantastic home ticks all the boxes for comfortable, convenient living.

Early viewing is highly recommended.

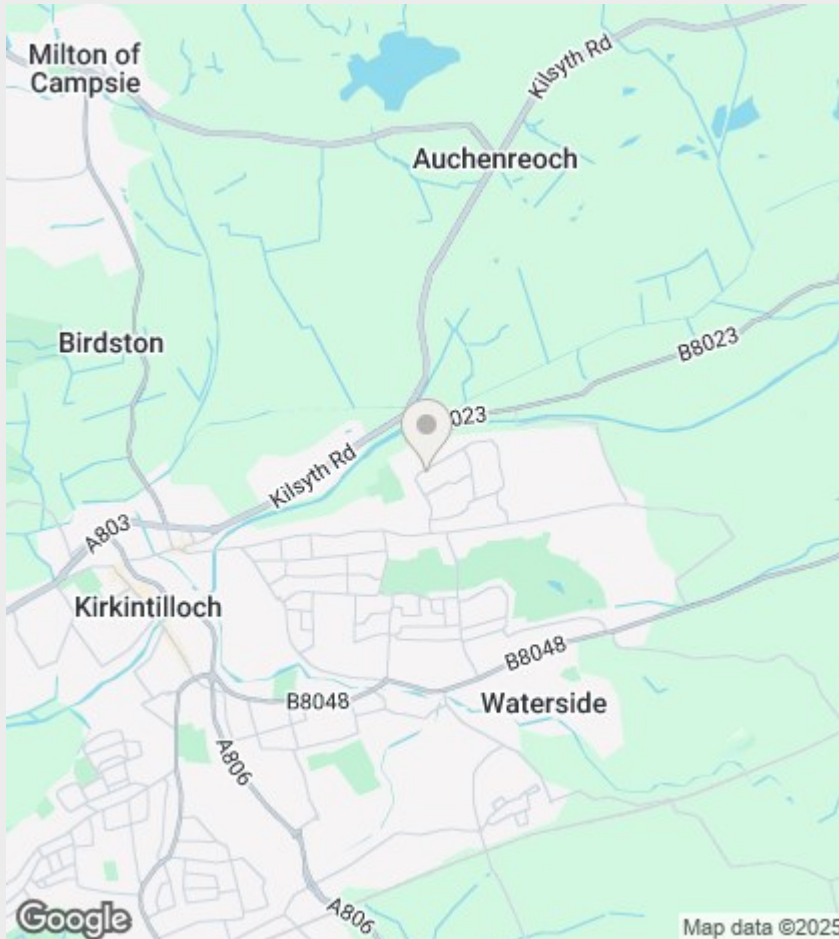
Council Tax: East Dunbartonshire Band C

Home Report: Available upon request.

EER: D

Viewings strictly by appointment

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>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            | <b>67</b> |                         |
| (55-68) <b>D</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 |

Approx Gross Internal Area  
72 sq m / 771 sq ft



### Ground Floor

Approx 36 sq m / 384 sq ft

### First Floor

Approx 36 sq m / 387 sq ft

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.