



14 Lairds Hill Place, Kilsyth, Glasgow, G65 9EX

Offers Over £269,995

- Detached 3 Bedroom Bungalow
- Tasteful Fitted Kitchen
- Adequate Storage Throughout
- EER - C
- Desirable Residential Location/Quiet Cul-De-Sac
- Stylish Shower Room
- GCH, DG, Substantial Driveway & Garage
- Spacious Lounge/Dining Area
- Enclosed, South Facing Rear Garden with Greenhouse
- Close To Local Amenities

14 Lairds Hill Place, Glasgow G65 9EX

Seldom available, this well appointed and thoughtfully maintained, 3 bedroom detached bungalow should be viewed at the earliest opportunity. Benefiting from a large reception lounge/dining room, substantial driveway, garage, GCH & DG. Occupying a spacious south facing plot, within a popular residential location close to local amenities. Early viewing is imperative. EER - D



Council Tax Band: E



CODA Estates are delighted to market this detached bungalow located within the desirable Lairds Hill Place cul-de-sac vicinity. Properties of this nature and location are rare and early viewing will be imperative.

Presented to a high specification throughout accommodation comprises a substantial lounge/dining room with feature fireplace, modern fitted kitchen with ample storage and attractive contrasting work surface,, three double bedrooms (all benefiting from built in storage) and a stylish family shower room.

Externally there are attractive private gardens to all sides as well as a greenhouse, a detached garage and a driveway with room for several cars, providing adequate off street parking.

The rear, south facing garden is fully enclosed, ideal for family pets or young children. The patio area is perfect for relaxing and/or entertaining.

The property is situated close to all local amenities with Kilsyth Academy located less than 1 mile away and the M80 a short drive away. Croy Train station can be reached in just under three miles.

This property is ideal for an array of buyers, a perfect family home, retirement property for someone downsizing or even a professional couple looking to escape city life.

Room Dimensions

Entrance Porch/Reception

Lounge/Dining Area - 5.76m x 5.64m

Kitchen - 3.42m x 2.80m

Master Bedroom - 3.74m x 2.67m

Bedroom 2 - 3.63m x 2.65m

Bedroom 3 - 2.81m x 2.76m

Shower Room - 2.85m x 1.89m

Location

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

This property is ideal for a variety of situations, whether it be that you are looking for the perfect family home, a couple looking for a quiet surrounding away from the city but close enough to the motorway with excellent transport links or a retirement property.

Viewings Strictly By Appointment

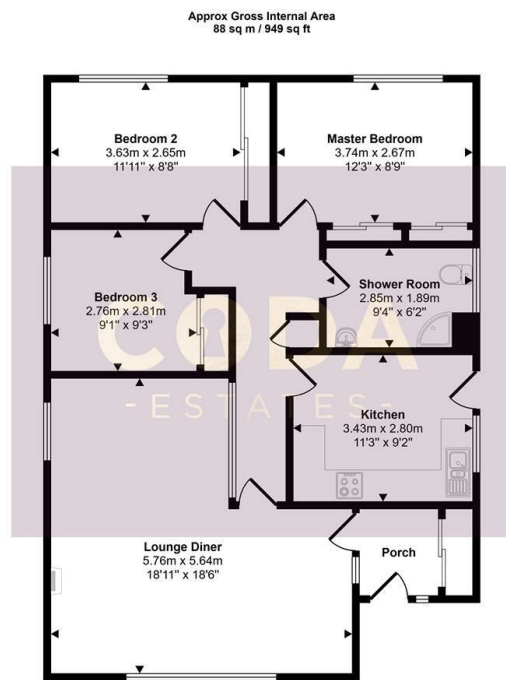
EER - C

Home Report Available on Request

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

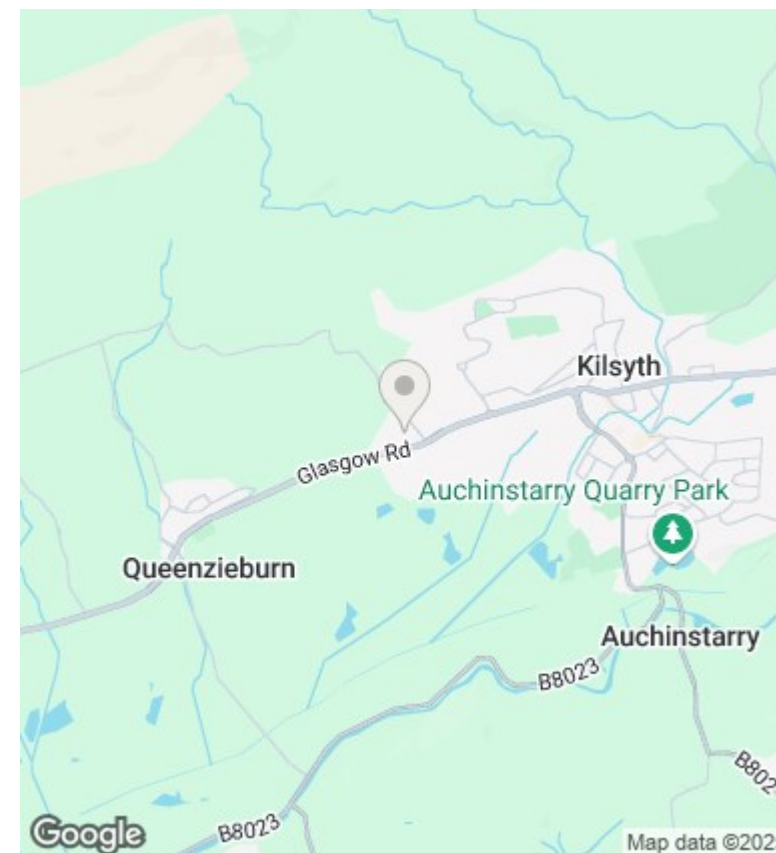






Floorplan

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.



Directions

Viewings

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

Council Tax Band

E

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | 72 | |
| (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 | |