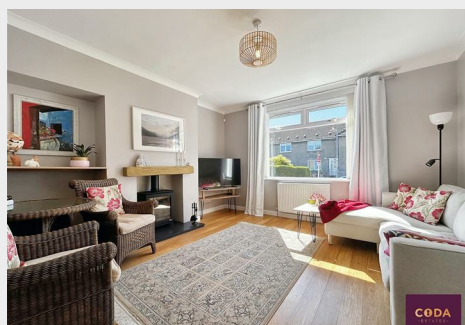




11 Woodhead Avenue, Kirkintilloch, Glasgow, G66 3DW

Offers Over £135,000

- Stylish and spacious lower cottage flat
- Bright lounge with wood-burning stove
- Wet room with modern fittings
- Large landscaped rear garden
- Walking distance to local amenities
- Two generous double bedrooms
- Spacious fitted kitchen
- Private driveway
- Sought-after Kirkintilloch location
- EER - D

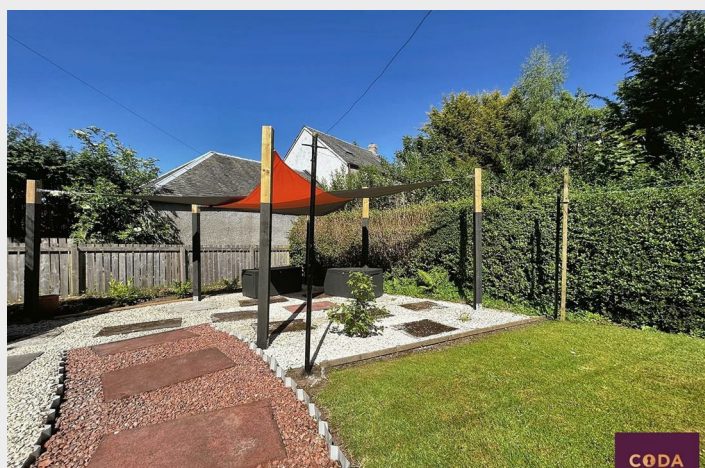
11 Woodhead Avenue, Glasgow G66 3DW

11 Woodhead Avenue, Kirkintilloch – A charming 2 bedroom lower cottage flat situated in a prime central location.

Nestled in the heart of Kirkintilloch and presented in walk-in condition. This spacious and well-appointed flat offers a fantastic opportunity for a range of buyers, including first-time purchasers, downsizers, or buy-to-let investors. Set within a sought-after central location, this beautiful property boasts an abundance of character and kerb appeal.



Council Tax Band: B



Situated in the sought-after area of Woodhead Avenue, this charming home boasts generous proportions throughout, starting with a welcoming large entrance hallway that sets the tone for the rest of the property. The bright and airy lounge is a real standout, featuring a beautiful wood-burning fireplace – perfect for cosy evenings in.

The flat comprises two generous double bedrooms, both offering ample space for furnishings and storage. The modern and spacious kitchen provides plenty of worktop and cupboard space, ideal for those who enjoy cooking and entertaining. A wet room-style shower room adds practicality and ease of access.

Externally, the property benefits from a private driveway to the front, while to the rear you'll find a substantial and attractively landscaped garden – a tranquil outdoor space perfect for relaxing or entertaining.

Additional features include gas central heating, double glazing, and excellent transport links and amenities nearby.

Early viewing is highly recommended to fully appreciate the space, character, and quality this lovely home has to offer.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax: EDC Band B
EER - D

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 which houses a 25m swimming pool / children's pool 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.

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 motorway with links across central Scotland.

There is also a regular bus route to Glasgow city centre and neighbouring villages.

Early viewing is recommended to avoid any disappointment

For further details or to arrange an appointment to view please do not hesitate to contact our offices on 0141 775 1050.



Directions

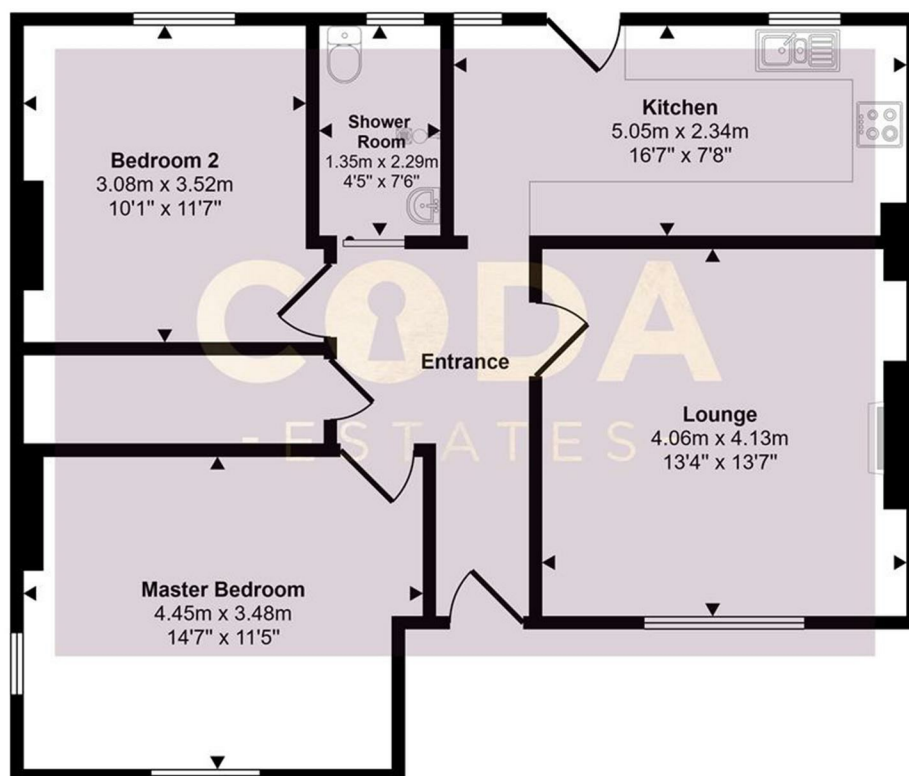
Viewings

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) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		



Floorplan