



10 Westergreens Avenue, Kirkintilloch, Glasgow, G66 4AQ

Offers Over £235,000

- Beautiful Family Property
- Highly Desirable Residential Area
- Contemporary Kitchen
- GCH & DG
- Close to all Local Amenities
- Well Appointed and Maintained Throughout
- Spacious Lounge
- 3 Double Bedrooms
- Private Driveway
- EER- D

10 Westergreens Avenue, Glasgow G66 4AQ

Nestled in a generous corner plot within a highly desirable and central location, this well-presented- three bedroom semi-detached villa offers spacious and flexible accommodation ideal for modern family living. EER- D.



Council Tax Band: C



The property is approached via a private front driveway, providing ample off-street parking. Upon entering, you're welcomed by a bright and inviting lounge, perfect for relaxing or entertaining. The modern, well-appointed kitchen offers excellent storage and workspace, complemented by a convenient guest W/C on the ground level.

A standout feature is the versatile dining room on the ground floor, which could equally serve as a fourth bedroom, home office, or additional sitting area. With patio doors leading directly to the rear garden, it seamlessly connects indoor and outdoor living.

The rear garden is a true asset – mainly laid to lawn and complete with a raised decking area ideal for outdoor dining or entertaining, along with a handy garden shed for storage.

Upstairs, the upper landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The property further benefits from a substantial floored and powered loft space, accessed via a fitted ladder, offering excellent additional storage or future development potential (subject to appropriate consents).

This attractive home is ideally situated for easy access to local schools, amenities, and transport links, making it a superb choice for families and professionals alike.

Early viewing is highly recommended to fully appreciate the space, setting, and versatility this fantastic home has to offer.

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.

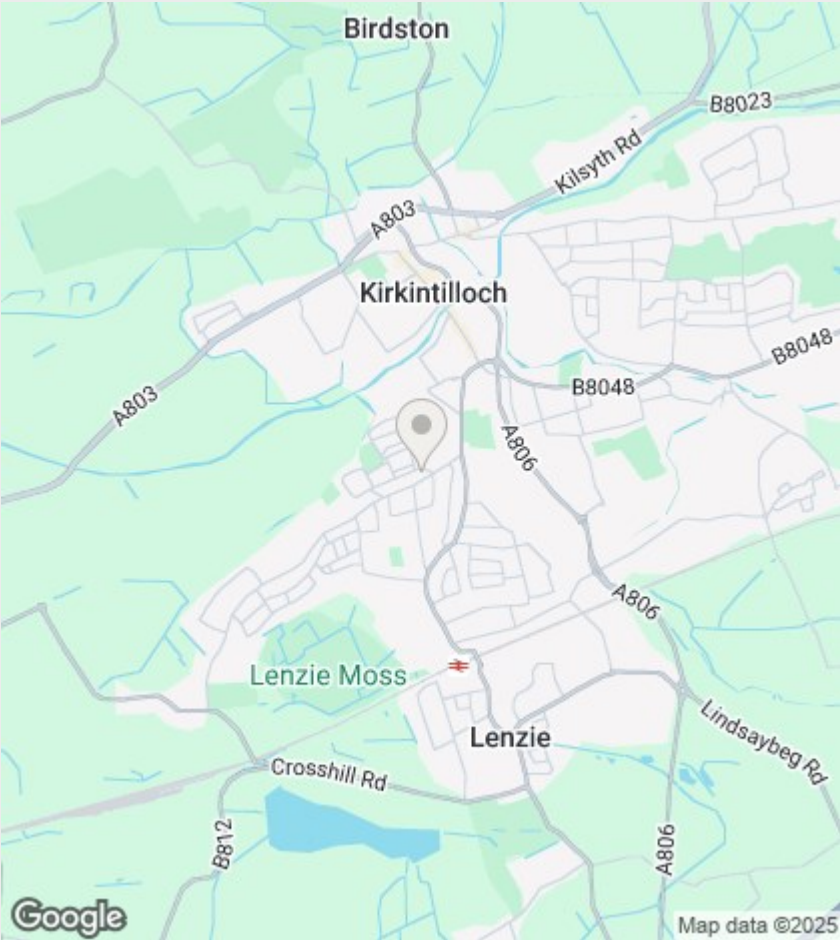
Home Report Available on Request

Viewings By Appointment

EER - D

Council Tax Band - C

If you are interested in viewing this property please contact our offices direct on 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) A		
(81-91) B		
(69-80) C		77
(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	