



103 Victoria Street, Kirkintilloch, Glasgow, G66 1LG

Offers Over £380,000

- Unique Detached Family Property
- 3/4 Bedrooms - Master Ensuite
- Utility Room & Additional Downstairs W/C
- EER - B
- Quiet Cul-de-sac Location
- 1/2 - Spacious Reception Rooms
- Private Garden, Driveway, GCH & DG
- Spacious Accommodation Over Two Levels
- Fabulous Open Plan Kitchen/Dining Area
- Close To All Local Amenities

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This is a tremendous opportunity to acquire a substantial detached property within the heart of the town. The individually designed home provides spacious/flexible accommodation over two levels. The home boasts generous room sizes incorporating a large open plan dining kitchen, stylish formal lounge, master bedroom ensuite with dressing area, utility room and useful downstairs w/c. Early viewing will be imperative. EER - B



Council Tax Band: G



An exceptionally spacious, 3/4 bedroomed, detached villa well placed within easy reach of all local amenities including primary and secondary schooling.

The attractive front façade illudes the size of the property and the spacious family accommodation which lies within. Offering a flexible internal layout that can easily be adapted to suite a wide variety of family requirements, this executive style villa provides an astonishing layout in a convenient location within the village. Viewing is advised for a full appreciation of the overall size, flexibility of accommodation and the superb location.

The internal layout comprises: Entrance porch, magnificent reception hallway, cloakroom with wc, exceptionally spacious reception lounge with windows overlooking both the front and rear garden ground, large family/dining room, (which could be used as bedroom 4) spectacular contemporary dining/kitchen with a number of integrated appliances and adequate storage and a useful utility room with side door leading externally.

The staircase splits half way to access the separate upper apartments. To one side you will find the master suite with dressing area, velux windows and the ensuite shower room. To the other side the spacious hall leads to two very generous double bedrooms and the tasteful house bathroom complete with vanity storage.

This impressive home is further enhanced by gas central heating, PVC double glazed window frames, ample driveway allowing off street parking The side plot is exclusively monoblocked for parking. The remainder of the ground has a number of patio/seating areas to capture the natural sunlight at varying times of the day. The garden provides an ideal spot for relaxing and/or entertaining and is fully enclosed for children/family pets.

Room Dimension

Vestibule - 1.78m x 0.61m

Entrance Hallway - 6.26m x 3.69m

Formal Lounge - 6.08m x 3.61m

Reception Room/Bedroom 4 - 6.14m x 3.18m

Dining Kitchen - 6.18m x 5.21m

Utility Room - 1.94m x 1.93m

w/c -

Master Bedroom - 5.26m x 4.66m

Ensuite - 2.51m x 1.16m

Bedroom 2 - 6.24m x 3.36m

Bedroom 3 - 3.89m x 6.23m

Bathroom - 2.87m x 1.80m

Location

The property allows for pleasant walking & cycling routes, with the canal path being less than 750m walking distance., yet also the convenience of being central located for all shops/facilities.

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. 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 - B

Council Tax Band - G

Early viewing is recommended to avoid any disappointment

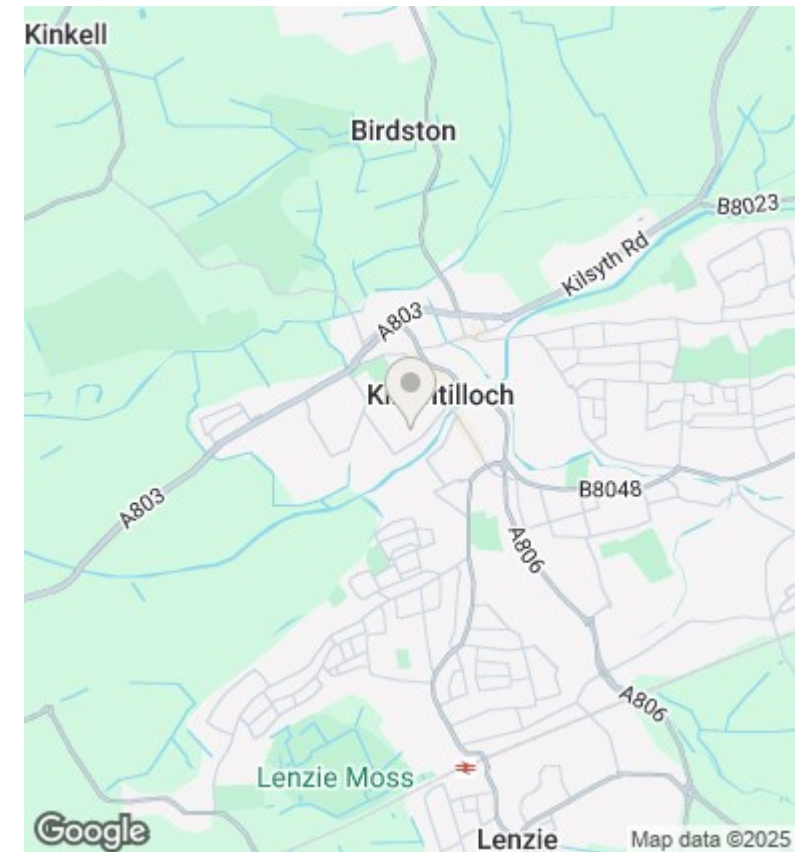
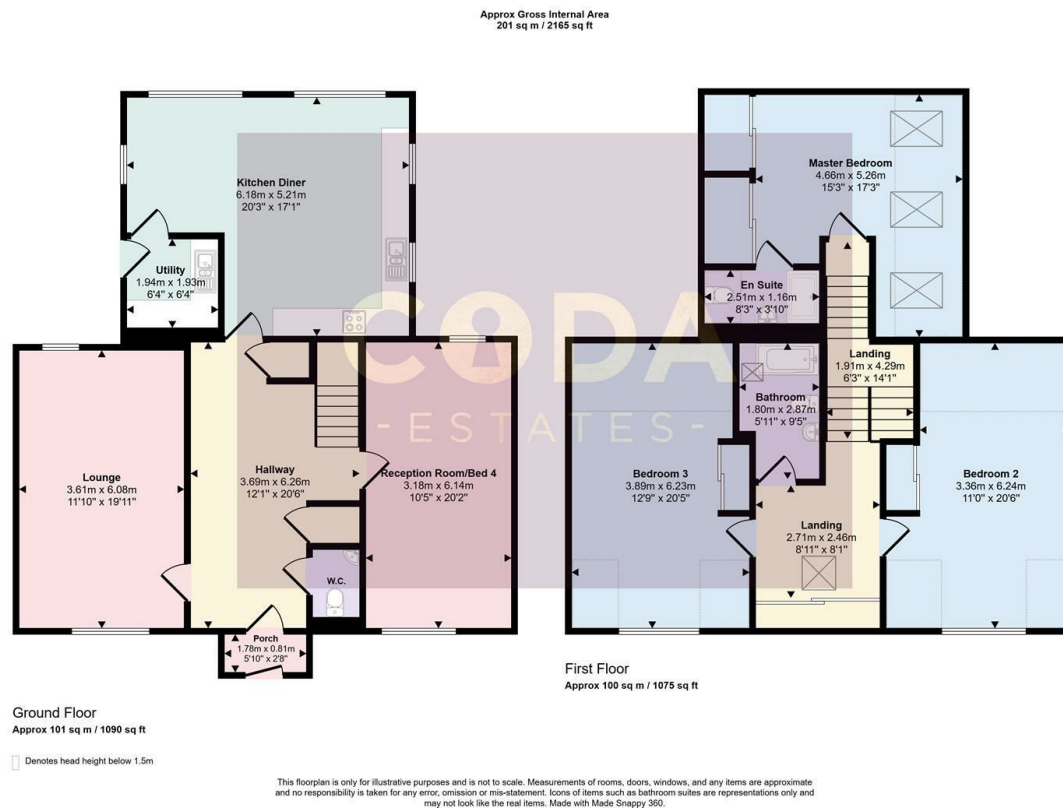
For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050

Thinking of Moving

For your FREE market valuation call Claire on 07939 086 074 or at the office 0141 775 1050







Directions

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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	