



74 Waverley Park, Kirkintilloch, Glasgow, G66 2BP

Offers Over £295,000

- *** Wonderful Family Home ***
- Spacious Reception Lounge
- Tremendous Garden Plot
- EER - D
- Highly Desirable Residential Location
- Generous Dining Kitchen
- GCH, DG, Garage & Driveway
- 4 Bedrooms - Master Ensuite
- Additional Downstairs w/c
- Close to Local Amenities and Transportation Links

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*** Under Offer - Similar Properties Required for Waiting Buyers *** Located in the desirable 'Kensington Gate' development this McLean built detached villa offers extensive accommodation perfect for family living Well presented and maintained throughout, early viewing will be imperative. Comprising 4 bedrooms (master ensuite), spacious reception lounge, large dining/family kitchen, downstairs w/c and an exceptional garden plot, garage & driveway. EER - D



Council Tax Band: F



An impressive, four bedroom detached villa, enjoying a delightful position within this sought-after development, with the advantage of a garage and situated close to schooling, local amenities and transportation links

The property will appeal to the family market. This exceptional home offers generous accommodation, conveniently placed for all local amenities (and ease of access to the M80), this home warrants personal appraisal for a full appreciation of the overall size and wonderful location.

The accommodation comprises: entrance hall, cloakroom with wc, spacious lounge to the rear, large dining/family kitchen housing a number of integrated appliance, ample base/wall mounted units and contrasting worksurfaces.

On the upper floor there are four bedrooms including the master bedroom with en-suite shower room and family bathroom with three piece suite. The property has ample storage throughout including the attic space accessed from the upper landing. The house benefits from gas central heating and is double glazed throughout.

The fully enclosed, rear garden provides an ideal outdoor space for relaxing and/or entertaining and has been designed to be of low maintenance. The garden offers a degree of privacy from surrounding houses and has a decorative patio area and useful shed. The mono-blocked driveway provides ample parking to the front which leads to the integral garage.

Room Dimensions

Entrance Hallway

Lounge - 4.51m x 3.61m

Dining Kitchen - 4.90m x 2.70m

Formal Dining Room - 3.11m x 2.71m

Family Room - 5.05m x 2.70m

w/c - 1.50m x 0.85m

Master Bedroom - 4.05m x 3.40m

Ensuite - 2.30m x 1.35m

Bedroom 2 - 3.30m x 2.70m

Bedroom 3 - 3.30m x 2.60m

Bedroom 4 - 2.75m x 2.50m

Bathroom - 2.00m x 1.87m

Garage

Kensington Gate has always been sought after due to its convenient location just short walk to the Forth and Clyde Canal, Kirkintilloch town centre, local schooling at both Primary and Secondary levels and transport links. The development comprises of quality four bedroom modern detached homes.

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 / childrens 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 where there is also tennis courts and Lenzie Rugby Club.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. 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.

Viewings: Arranged by appointment.

Home Report: Available upon request.

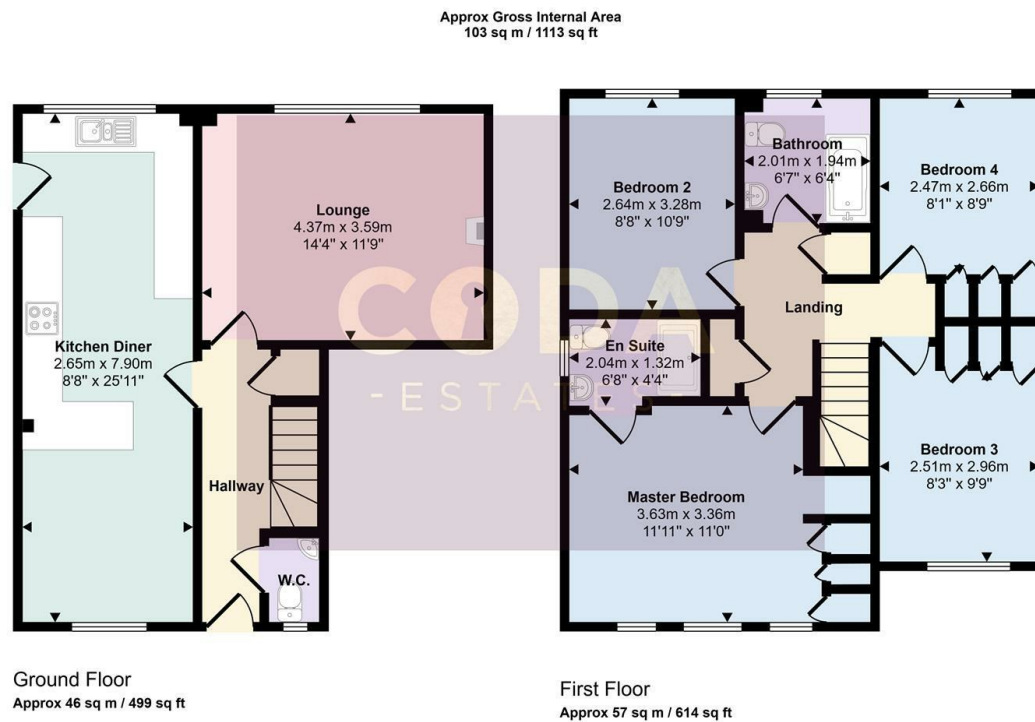
EER: D

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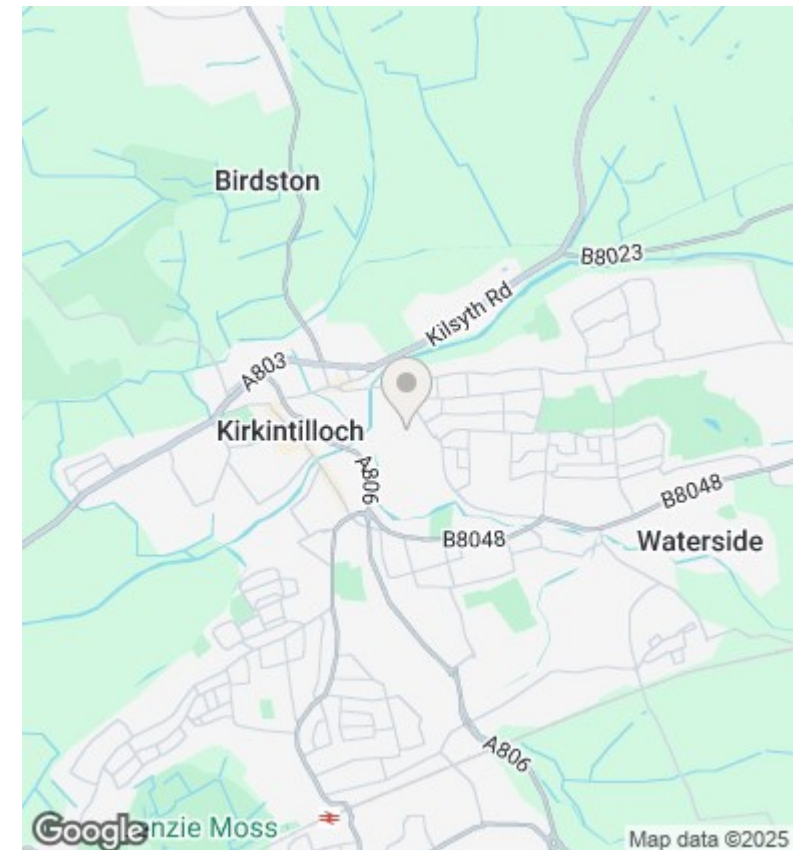
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC