



25 Doon Road, Kirkintilloch, Glasgow, G66 2SH

Offers Over £154,995

- Well-presented two-bedroom end-terrace home located in a popular and established residential area of Kirkintilloch
- Modern fitted kitchen with integrated appliances, providing a practical and stylish cooking area
- Two generous double bedrooms, each benefiting from built-in storage solutions to maximise space
- Large corner plot with mature gardens to the front, side and rear
- Chain free sale
- Bright and spacious dual aspect lounge, offering flexible living space for both relaxation and dining
- Conservatory to the rear, creating an additional versatile living space with views over the garden
- Additional box room, ideal for use as a home office, nursery, or walk-in wardrobe
- Beautiful open views towards the Campsie Fells, providing a scenic backdrop and enhancing the appeal of the outdoor space.
- Energy efficiency rating - D

25 Doon Road, Glasgow G66 2SH

A beautifully presented two-bedroom end-terrace property occupying a generous corner plot in the ever-popular town of Kirkintilloch. With a bright dual aspect lounge, fitted kitchen, conservatory, two double bedrooms, box room, and attractive gardens enjoying outstanding views of the Campsie Fells, this home will appeal to first-time buyers, families and downsizers alike



Council Tax Band: C



Located in the sought-after town of Kirkintilloch, this well-presented two-bedroom end-terrace home offers spacious accommodation throughout and enjoys a prime corner plot with stunning views towards the Campsie Fells.

The property opens with a welcoming hallway leading to a bright and airy dual aspect lounge, providing an ideal space for both relaxation and entertaining. The fitted kitchen comes complete with a range of appliances and offers direct access to the rear conservatory which extends the living space further, creating a versatile area with outlooks over the garden.

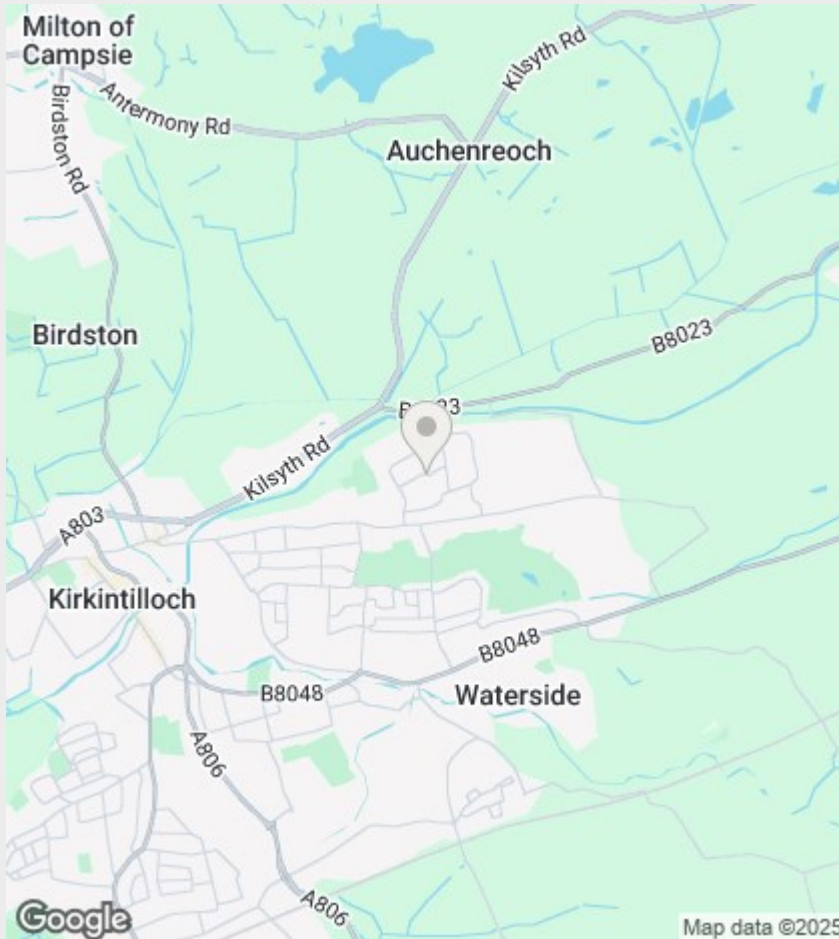
Upstairs, there are two generous double bedrooms, each benefitting from fitted storage solutions, along with an additional box room that could serve as a home office, nursery or walk-in wardrobe. A contemporary three-piece shower room completes the internal layout.

Externally, the property boasts a substantial corner plot, with well-maintained gardens to the front, side and rear. The outdoor space provides excellent potential for further landscaping, extension (subject to consent) or simply enjoying the open outlooks to the picturesque Campsie Fells.

Situated within Harestanes is a popular residential area walking distance to local amenities and schooling, with a regular bus route to Kirkintilloch town centre and neighbouring villages. It also boasts Merkland shopping centre, encompassing a well reputed local bar & restaurant, grocery store, post office, bakery, gift shop, opticians, and various takeaways. This an ideal home for families, first-time buyers or downsizers alike.

Home Report Available on Request
Council Tax - East Dunbartonshire Band C
EER - D
Viewings Strictly By Appointment

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		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

