



35 Waverley Park, Kirkintilloch, Glasgow, G66 2BL

Offers Over £320,000

- Magnificent Family Home
- Converted Garage - Dining/Family/Bed 5
- Opulent Lounge with Box Bay Window
- EER - C
- Perfect Residential Area
- Open Plan Kitchen/Dining
- Well Maintained Garden Grounds with Raised Decking
- 4 Bedrooms - Master Ensuite
- Additional Downstairs w/c
- Close To Local Amenities, Schools & Transportation Links

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*** Under Offer - Similar Properties Required for Waiting Buyers *** This is an exceptional family home, maintained and presented to an impeccable standard throughout. The current owners have created a marvellous environment ideal for the rigours of family life. Located within a very popular residential area, early viewing is advised to avoid disappointment. Comprising 4 bedrooms (master ensuite), open plan kitchen/dining space, converted garage, well tended gardens and large driveway. EER - C



Council Tax Band: F



Located within a very popular residential development this family home is a true credit to the current owners. The property has been maintained, professionally extended and presented to an incredible standard throughout. Early viewing will be essential as houses of this nature are rare. Accommodation flows thoughtfully over two levels, comprising welcoming reception hallway, spacious formal lounge with focal fire and box bay window to the front. The substantial dining kitchen area becomes the real hub of the home, creating modern and versatile family living. Natural light floods the room through the two sets of French doors which open to the raised decked patio area and pristine landscaped garden grounds beyond.

The kitchen is an impressive space, designed for the rigours of family life. There are a selection of base and wall mounted units, contrasting work surfaces, a number of integrated appliances. Accessed from the entrance hall is the useful and tastefully presented w/c and the converted garage space, which is currently used as a formal dining room. This room could provide a further family room or if required the 5th bedroom.

Upstairs the property boasts 4 well proportioned bedrooms, the master with ensuite w/c facilities. The family bathroom has been recently renovated and boasts over the bath shower and vanity storage. The loft is accessed from the landing.

Externally the impressive plot has been lovingly maintained to provide the most spectacular outside environment. Designed and developed for all family members to enjoy. There is a beautiful raised decked area for alfresco dining and/or relaxing which provides a high degree of privacy. The garden is a colourful haven of mature plants, shrubs, trees and bushes. To the front of the property there is a well tended lawn and large driveway, providing ample off street parking.

School Catchment

Waverley Park lies within the school catchment for

Room Dimensions

Entrance Hallway

Lounge - 4.55m x 3.58m

Dining Room/Play Room/Bedroom 5 - 4.65m x 2.38m

Dining Kitchen - 7.25m x 2.85m

Master Bedroom - 4.07m x 3.07m

Ensuite Shower Room - 3.11m x 1.15m

Bedroom 2 - 2.80m x 2.54m

Bedroom 3 - 2.51m x 2.80m

Bedroom 4 - 2.90m x 2.00m

Bathroom - 1.99m x 1.63m

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. 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 - C

Council Tax Band - F

Early viewing is recommended to avoid any disappointment

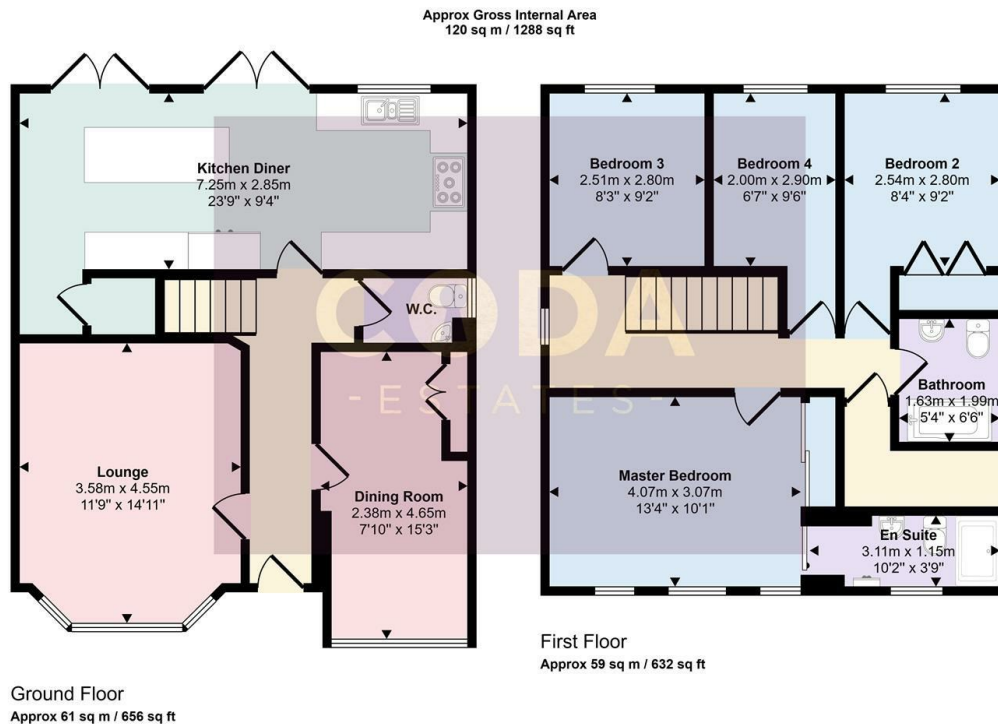
For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050

Thinking of Moving

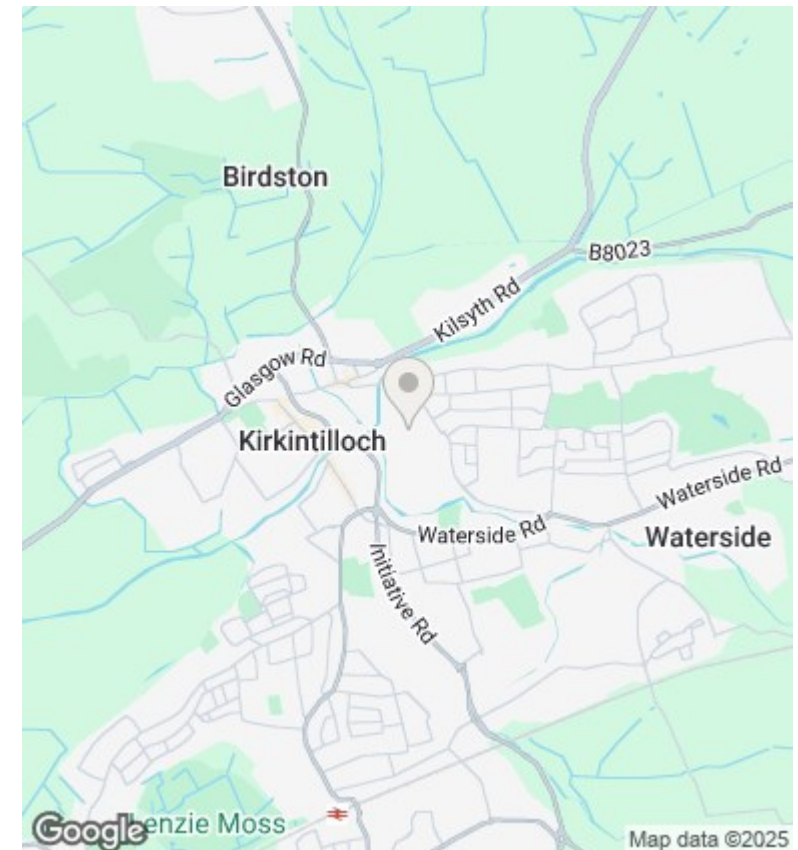
For your FREE market valuation call Claire on 07939 086 074 or at the office 0141 775 1050







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	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	