



4 Ailsa Drive, Kirkintilloch, Glasgow, G66 1QX

Offers Over £290,000

- Substantial Detached Bungalow - Modernisation Required
- Spacious Lounge & Separate Dining Room
- South Facing Conservatory
- EER - D
- Popular Quiet Residential Location
- Breakfasting Kitchen and Rear Porch
- Private Gardens, Driveway, Garage(with Electric Door) & Water Feature
- 3 Bedrooms - Master with ensuite w/c
- House Bathroom
- Close to Local Amenities

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*** New Attractive Price *** Seldom available, 3 bedroom detached home which should be viewed at the earliest opportunity to avoid disappointment. The property does require modernisation making it appealing to a number of discerning buyers. Consisting of 3 reception areas, breakfasting kitchen, 2 double bedrooms (master with ensuite w/c) and a further box room/study, south facing rear garden with water feature, mono-blocked driveway and garage. EER - D



Council Tax Band: F



This is a well proportioned three bedroom, detached bungalow situated in a private an exclusive residential area of Kirkintilloch. Featuring a porch, impressive welcoming hallway, generous reception lounge, separate dining room, south facing conservatory, breakfasting kitchen, three bedrooms (master with ensuite w/c) and a tasteful bathroom, as well as mature private gardens. This property will appeal to a wide range of buyers and early viewing will be imperative.

Accommodation comprises the bright hallway giving access to all rooms including, generous front facing reception lounge which flows naturally through to the dining room and conservatory beyond. The kitchen incorporates a number of appliances and ample base/wall mounted storage. The kitchen also offers access to the rear porch area that is currently configured as a utility area. The property includes three bedrooms. The generous master bedroom boasts windows to the front of the home and has an ensuite w/c off. The second guest bedroom is a spacious, bright room with window to the rear. Currently the third single bedroom is configured as a home office area. The home is complete with the four piece bathroom with a separate shower cubicle and vanity storage. There are two spacious storage cupboards accessed from the hall.

This property has been lovingly maintained, boasting private landscaped gardens with water feature, house alarm, GCH, DG, Garage (with electric door) and Driveway

Gardens

The property is accessed via a paved driveway from Ailsa Drive which includes a detached single garage. A conservatory faces south onto the quiet cul-de-sac and garden beyond. The garden plot is a substantial size, well stocked with a variety of trees, shrubs, bushes, plants and flowers, creating a wonderful environment for relaxing and/or entertaining.

Room Dimensions

Hallway

Lounge - 4.79m x 4.79m

Dining Room - 3.47m x 3.40m

Kitchen - 3.55m x 2.87m

Conservatory - 2.85m x 2.54m

Master Bedroom - 3.62m x 3.35m

Ensuite w/c - 1.79m x 1.18m

Bedroom 2 - 2.77m x 2.49m

Bedroom 3 - 3.17m x 2.74m

Bathroom - 2.60m x 1.74m

Rear Porch - 1.79m x 1.16m

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

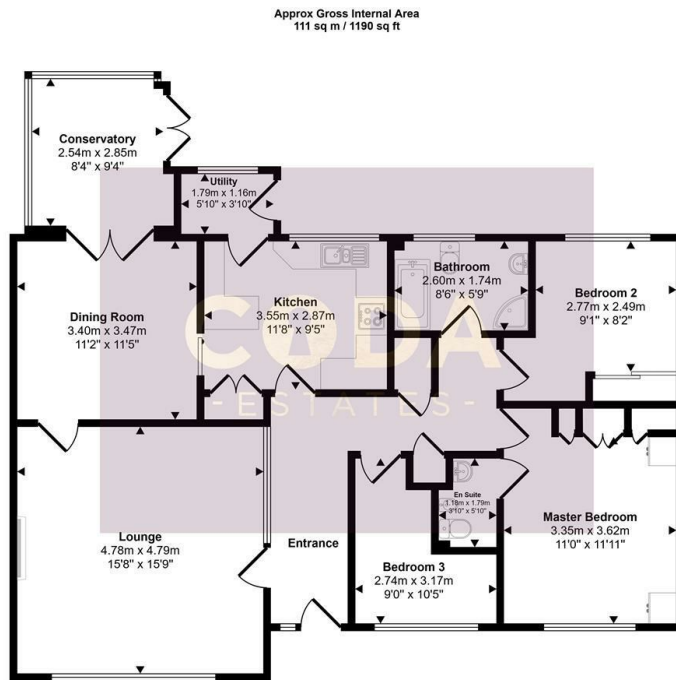
EER - D

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If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.

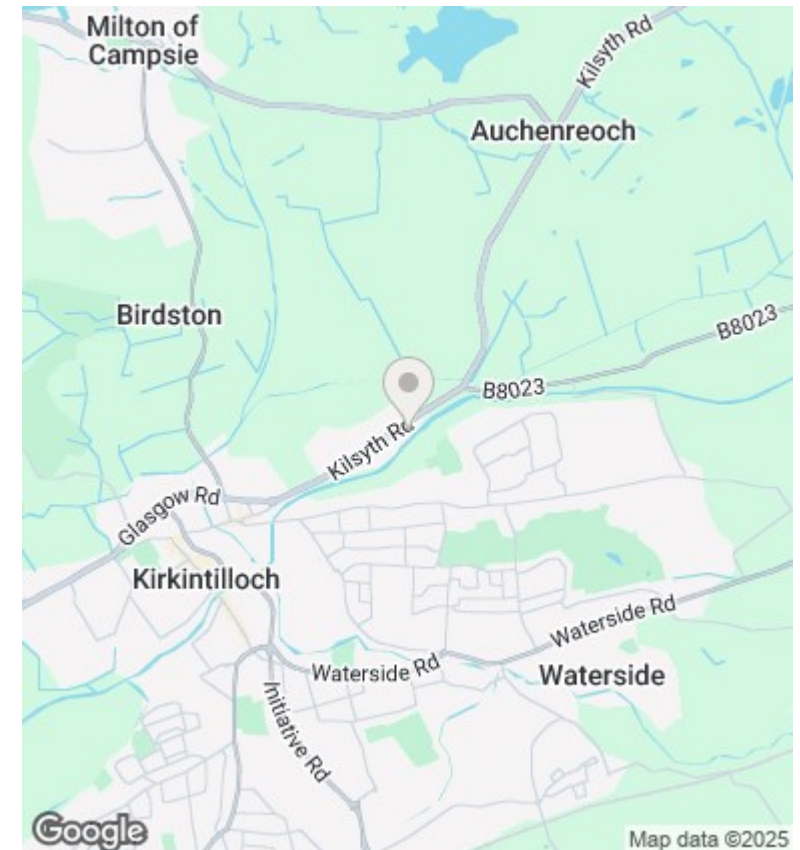






Floorplan

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		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC