



## 2 Arran Drive, Kirkintilloch, Glasgow, G66 1QU

Offers Over £355,000

- \*\*\* Luxurious Detached Bungalow \*\*\*
- 3 Bedroom - 1 with ensuite
- Quality Finishings Throughout
- EER - C
- Professionally Extended & Developed
- 3 Reception Areas
- Well Tended Gardens, Substantial Driveway, Garage & Shed
- Meticulously Presented & Maintained
- Impressive Dining Kitchen
- Close To Local Amenities & Transportation Links

## 2 Arran Drive, Glasgow G66 1QU

A fabulous opportunity to acquire this professionally extended executive detached bungalow \*\*\* This spacious 3 bedroom, 3 reception room home has been presented and maintained to an exceptional specification throughout. Occupying a large plot, within a popular residential location, early viewing is strongly advised. EER - C



Council Tax Band: F



This is an executive, three bedroom, detached bungalow located within a desirable pocket of Kirkintilloch. The home has been lovingly maintained and presented by the current owner and early viewing will be essential. The home has been professionally extended, creating a spacious family home perfect for the rigours of modern living.

Accommodation comprises a welcoming reception hallway which leads to all apartments. The formal lounge to the front of the property is a large opulent room, ideal for entertaining or providing a quiet, separate living environment. The hall flows naturally to the attractive open plan kitchen/dining area which is well appointed with a number of quality integrated appliances, solid wooden work surfaces and ample base/wall mounted storage and a very useful utility cupboard. The home has been thoughtfully extended to the rear to provide an additional family room with french doors leading externally to the raised decked patio area which over looks the rear garden. An additional shower room has also been added, finished with tasteful fixtures and fittings. This shower room has access to a double bedroom, therefore provides a fabulous ensuite facility. This guest bedroom (bedroom 2), boasts french doors to the side decking which currently is home to the family's hot tub. The master bedroom is accessed from the front entrance hall. It is a generous room with window to the front of the property and ample fitted wardrobe storage. Bedroom 3 is another double room to the front of the home. Completing the internal accommodation is the luxurious main bathroom, which is beautifully and tastefully presented.

The sellers have made numerous improvements including a new roof (installed 18 months ago) new gas combi boiler, 4years ago the property was completely rewired including the garage when the extension was added. Further benefits include, GCH, DG, adequate storage including attic space which is fully insulated.

Externally the extensive garden plot is well tended, with a colourful selection of plants, trees, bushes, shrubs and a useful garden shed. The gardens

position allows for sunshine at various times of the day. The raised decked patio to the side/rear enjoys a good degree of privacy, ideal for relaxing and/or entertaining. There is also an extensive monoblocked driveway to the front, providing ample off street parking for numerous vehicles. The garage benefits from power and lighting.

#### Room Dimensions

Entrance Hallway

Formal Lounge - 4.75m x 4.73m

Dining Kitchen - 7.14m x 3.52m

Utility Cupboard -

Family Room - 4.69m x 3.42m

Shower Room - 2.56m x 1.86m

Master Bedroom - 3.56m x 3.32m

Bedroom 2 - 4.76m x 2.68m

Bedroom 3 - 2.65m x 2.60m

House Bathroom - 2.48mx 1.99m

School Catchment - Arran Drive is conveniently located within the catchment for Lairdsland Primary, Holy Trinity Primary, Lenzie Academy and St Ninians High School

#### 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

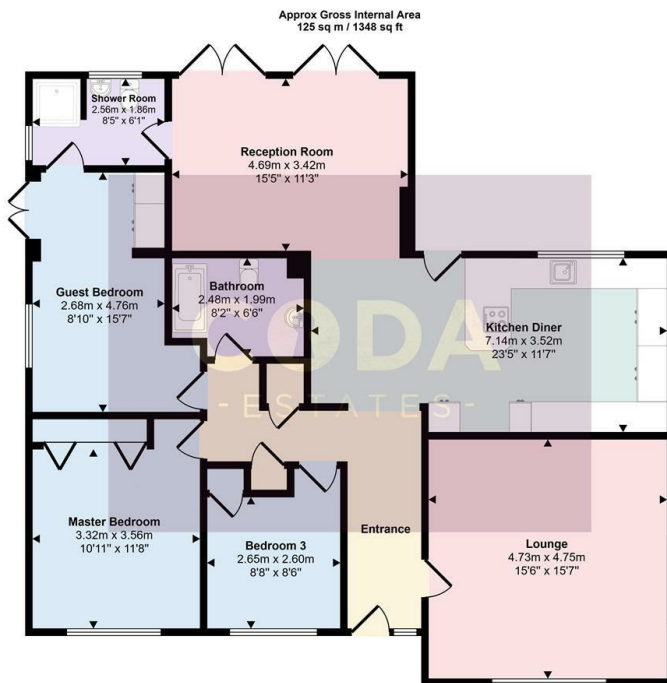
EER - C

Council Tax Band - F

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







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	