



12 Mauchline Court, Kirkintilloch, Glasgow, G66 2SA

Offers Over £135,000

- Mid terrace villa
- Modern kitchen with integrated appliances
- Two double bedrooms with storage
- Easily maintained front and rear gardens
- Immaculate condition throughout
- Spacious rear facing lounge
- Stylish fully tiled shower suite
- Large multiple storage cupboards
- Rear parking area
- Council Tax Band C

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This delightful mid-terrace villa offers generous proportions and a bright, welcoming atmosphere throughout, set within the highly sought-after Harestanes district of Kirkintilloch. EER- C.



Council Tax Band: C



On entering the property, you are greeted by a spacious hallway leading to a large and light-filled lounge — the perfect space for relaxing or entertaining. Just off the lounge sits a separate dining room, complete with French patio doors that open directly to the private rear garden. The garden is fully enclosed, low-maintenance, and mainly laid to slab, providing an ideal setting for alfresco dining and outdoor entertaining.

The ground floor is completed by a large, well-equipped kitchen offering ample storage and workspace.

Upstairs, the property features two generous double bedrooms, both benefiting from stylish built-in wardrobes. A modern family shower suite and two useful upper landing storage cupboards complete the accommodation on this level.

Further benefits include triple glazing, gas central heating, and excellent storage throughout.

This charming home combines comfort, space, and convenience in a popular residential location close to local schools, amenities, and transport links — an ideal purchase for first-time buyers, couples, or small families alike.

Post Code: G66 2SA

EER: Rating C

Council Tax: East Dunbartonshire Council band C

Home Report: Available on request

Catchment area: Harestanes Primary School, St Flannans Primary School, Kirkintilloch High School & St Ninians High School.

Amenities: Harestanes is a popular residential area walking distance to local schooling and has a regular 10 minute bus route to Kirkintilloch town centre and neighbouring villages. It is also resident to Merkland shopping centre that houses a well reputed local bar & restaurant, Scotmid Store, bakery, gift shop, opticians, and various take aways.

Viewings: Arranged by appointment, to confirm please call 0141 775 1050







Directions

Viewings

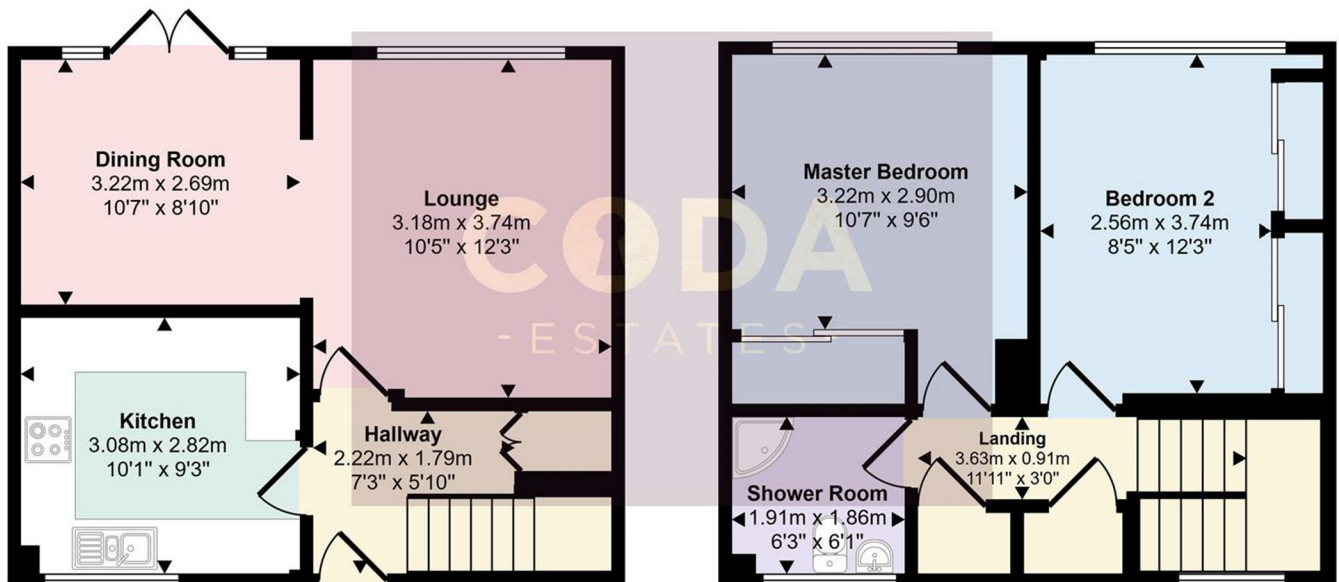
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Approx Gross Internal Area
74 sq m / 801 sq ft



Ground Floor

Approx 37 sq m / 399 sq ft

First Floor

Approx 37 sq m / 402 sq ft

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.