



19 Ninians Rise, Kirkintilloch, G66 3HU

Offers Over £339,995

- Spectacular, Modernised Family Home
- 3 Bedroom Detached
- GCH, DG, Driveway & Garage
- EER - D
- High Specification of Finish Throughout
- Magnificent Dining Kitchen
- Substantial Garden Plot
- Quiet Cul-de-Sac Location
- Additional Downstairs Shower Room
- Close To Local Amenities & Transportation Links

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This is an incredible detached family property, professionally up-graded and lovingly cared for by the current owners. Located within this highly desirable pocket of Kirkintilloch, early viewing is essential.

The accommodation comprises 3 double bedrooms, additional downstairs shower room, lounge, open plan kitchen/dining area, utility room, large garden, detached garage and driveway. EER - D



Council Tax Band: E



Generously proportioned, larger style, detached villa, situated within a highly sought-after locale, this property will undoubtedly appeal to a number of discerning buyers.

Delightfully positioned within a quiet cul-de-sac, on a good sized, mature plot, complemented by a south/west facing rear garden, this family home warrants personal viewing for a full appreciation of the overall size, situation and specification. A host of local amenities, including schooling, are within easy reach.

The current owners have invested heavily in modernising this home resulting in a spectacular family property over two levels. Accommodation comprises, a beautiful, welcoming reception hallway, with shower room off, an, attractive lounge which is spacious and bright. This flows naturally to the tasteful, well appointed kitchen, which benefits from a large jump up breakfast bar and has ample base and wall mounted units. Off the kitchen is the useful utility room, ideal for the rigours of family living.

On the upper floor you will find 3 bedrooms, 2 doubles and one of a single size. Each bedroom is finished and presented to a high standard and all benefit from built in storage. Completing the home is the family bathroom, which again has been fully upgraded, incorporating vanity storage, thermostatic shower and heated towel rail.

Some of the upgrades made by the sellers are :-

New Roof

Fully Rewired

Fully Re Plumbed

New Kitchen with boiler tap, induction hob and Seamless slabtech brilliant white worktop

New Windows and Doors Throughout (Composite Front Door)

Electric Garage Door

Ceiling Speakers

Nest Heating Thermostat

Room Dimensions

Entrance Hallway

Formal Lounge - 4.72m

Dining Kitchen - 5.94m x 3.35m

Utility - 2.60mx 1.71m

Shower Room - 2.15m x 1.12m

Master Bedroom - 3.31m x 4.32m

Bedroom 2 - 3.56m x 3.08m

Bedroom 3 - 3.60m x 2.51m

House Bathroom - 2.24m x 1.95m

School Catchment - Ninians Rise is conveniently located within the catchment for Oxbang Primary, Holy Trinity Primary, Lenzie Kirkintilloch High 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

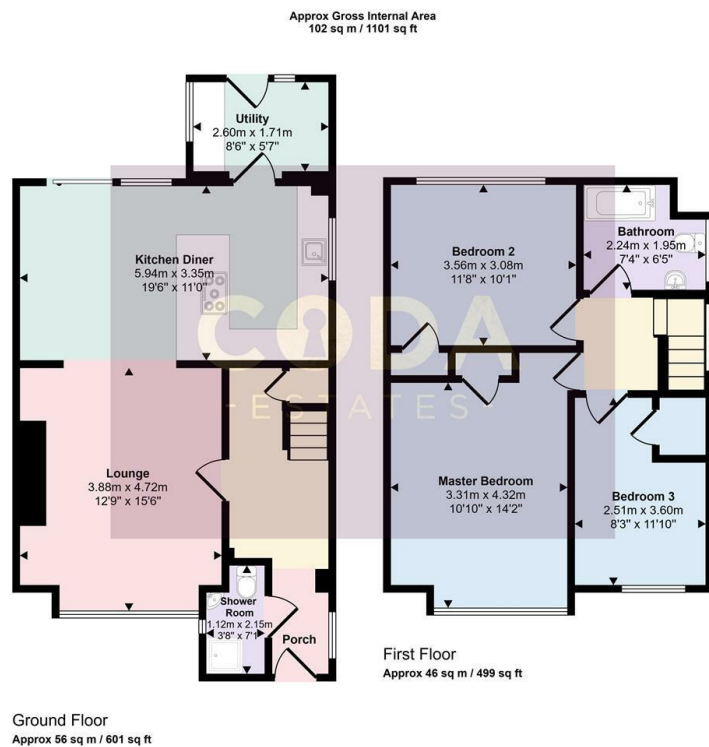
EER - D

Council Tax Band - E

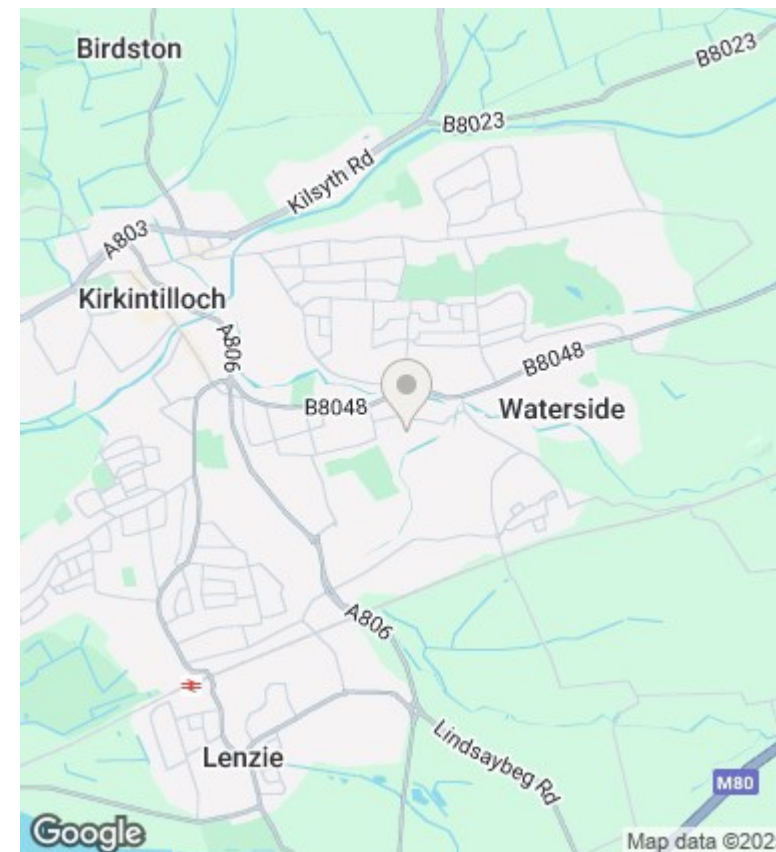
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC