







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 Seemless 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 Oxgang 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

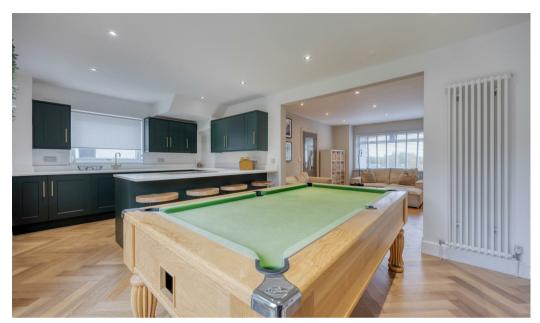
and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request Viewings By Appointment EER - D Council Tax Band - E

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



















Approx Gross Internal Area 102 sq m / 1101 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 sultes are representations only and may not look like the real items. Made with Made Snappy 360.

Directions

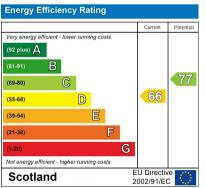
Viewings

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

Council Tax Band

F





Ground Floor

Approx 56 sq m / 601 sq ft