



**DETACHED BUNGALOW**

18 WESTERMANS AVENUE  
KIRKINTILLOCH  
G66 1EQ



## 18 WESTERMAINS AVENUE, KIRKINTILLOCH G66 1EQ

Situated on the edge of town and nearby St Ninians High School and being in the catchment for Lenzie Academy, this “all on the level” DETACHED BUNGALOW is perfectly situated within this established and sought after residential pocket.

Built circa 1955, the property offers a flexible layout and is set amidst extensive private gardens allowing the opportunity to extend if required and subject to obtaining the relevant consents.

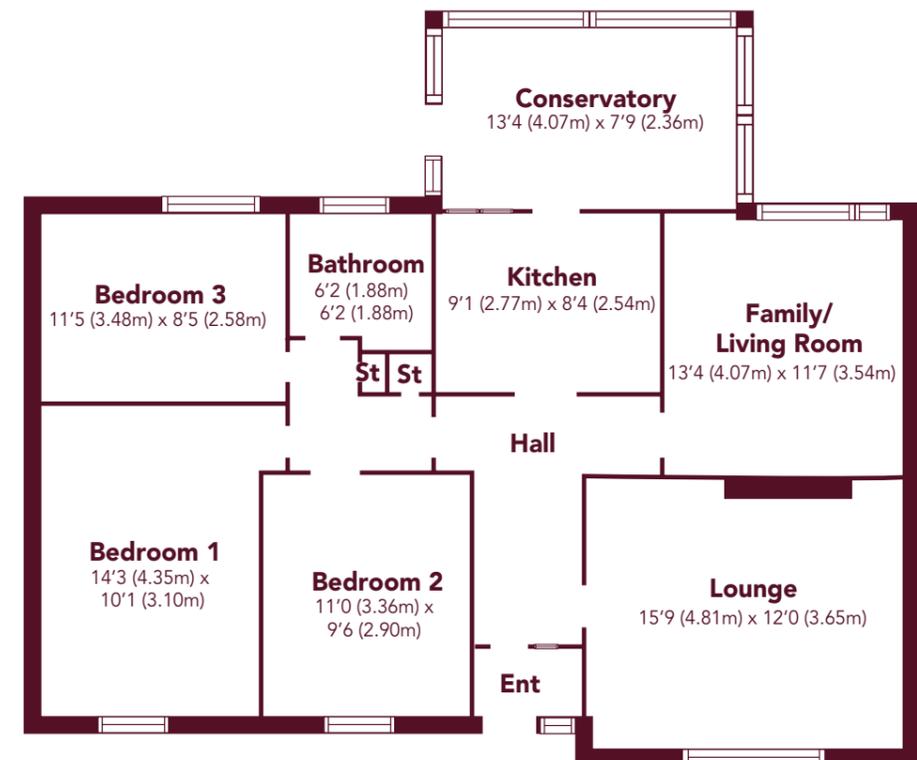
Decorative double glazed and PVC panelled front door onto entrance hall, reception hall with two storage cupboards, generous lounge with tiled fireplace with inset living flame coal effect gas fire, large living/dining room overlooking the rear garden (this could be an additional bedroom if required), three further bedrooms, breakfasting kitchen with double glazed door onto conservatory, bathroom comprising three piece suite with electric shower above bath.

The property does require a degree of modernisation however at present benefits from gas central heating and double glazing.

Private gardens including an extensive garden to rear. Mono block paved path and drive allowing access to single car garage.

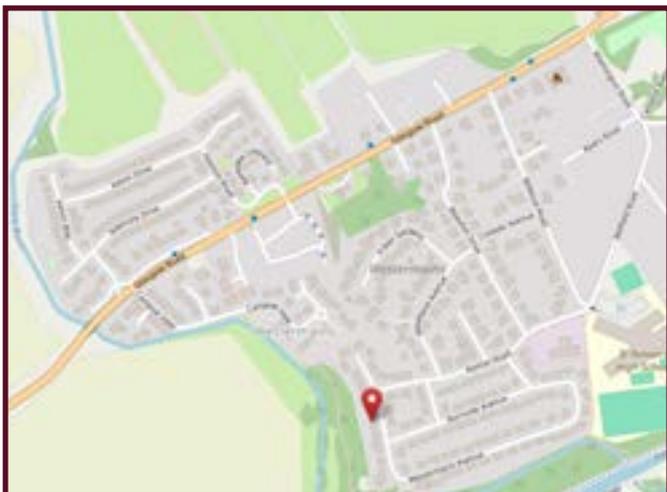
### Measurements

LOUNGE	15'9 (4.81m) x 12'0 (3.65m)	BEDROOM ONE	14'3 (4.35m) x 10'1 (3.10m)
LIVING/DINING (BEDROOM)	13'4 (4.07m) x 11'7 (3.54m)	BEDROOM TWO	11'0 (3.36m) x 9'6 (2.90m)
KITCHEN	9'1 (2.77m) x 8'4 (2.54m)	BEDROOM THREE	11'5 (3.48m) x 8'5 (2.58m)
CONSERVATORY	13'4 (4.07m) x 7'9 (2.36m)	BATHROOM	6'2 (1.88m) x 6'2 (1.88m)



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd



### **Travel Directions**

Travelling east along Glasgow Road from the junction with New Lairdsland Road, straight ahead at the roundabout onto the continuation of Glasgow Road, past the fire station on left, turning left onto Beaufort Drive at the top right onto Roman Road at the end left onto Westermain Avenue and number 18 is on right.

### **Viewing**

By appointment with Miller Beckett & Jackson, 0141 204 2833.

### **EPC**

E

### **Council Tax**

Band E.

### **Interest**

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

### **Disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



**FREE VALUATIONS  
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Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE