



Semi Detached Villa

10 KELVIN DRIVE
KIRKINTILLOCH
G66 1BS



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Impressive SEMI VILLA occupying an enviable position within this sought after pocket situated on the outskirts of the town only a few minutes from the Town Centre with a wide and varied range of amenities including shopping, social and public transport in addition to schooling at primary and secondary levels.

Of particular interest with this property is the uninterrupted panoramic aspects to rear over the Kelvin Valley and Campsie Fells beyond.

The property has been re-rendered externally and benefits from gas central heating and double glazing (excluding kitchen windows), however would benefit from a degree of internal modernisation.

Double glazed and PVC door onto entrance hall, reception hall and storage below stairs, generously proportioned lounge to front with inset fireplace, 19' dining kitchen with windows overlooking rear garden and Campsie's beyond. The preparation area comprises floor and wall mounted light oak veneer fronted units with complimentary work tops, tiled splash back and integrated oven, hob and hood, access to a large rear porch with double glazing including door onto garden, modern fitted toilet with access from the reception hall and comprising two piece suite.

First floor: three generous double bedrooms, shower room comprising three piece suite.

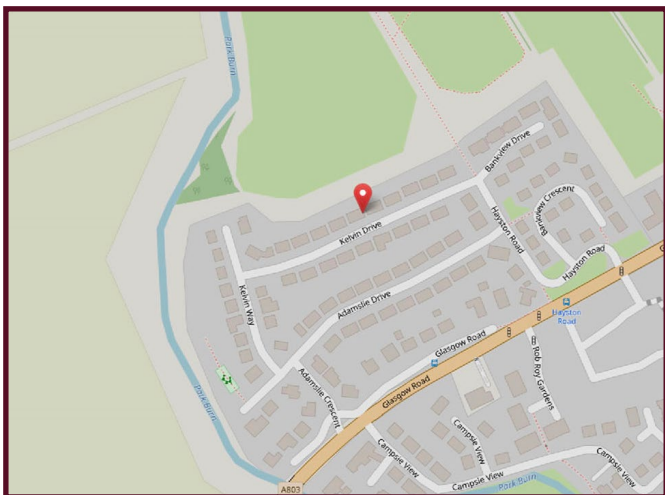
The property is set amidst carefully laid out private gardens to front and rear. A large single car garage with up and over door, off street parking area.

Measurements

LOUNGE	14'5 (4.40m) x 12'3 (3.73m)	FIRST FLOOR	
KITCHEN/DINING	19'0 (5.80m) x 9'8 (2.95m)	BEDROOM ONE	14'5 (4.40m) x 9'4 (2.85m)
PORCH	10'4 (3.15m) x 6'4 (1.93m)	BEDROOM TWO	11'5 (3.49m) x 9'8 (2.95m)
TOILET	4'4 (1.33m) x 2'5 (0.75m)	BEDROOM THREE	11'5 (3.49m) x 9'4 (2.85m)
		SHOWER ROOM	7'2 (2.20m) x 6'6 (2.00m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

From the town centre travel west along Glasgow Road continue straight ahead at the roundabout at the junction with West High Street, past the fire station on left, turn right Hayston Road following the road round to the left turn second left onto Kelvin Drive and number 10 is on right.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

D

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.



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