



# MOIDART GARDENS, KIRKINTILLOCH O / o £154,995

A contemporary **two bedroom semi detached bungalow** in the quiet cul-de-sac of Moidart Gardens in Kirkintilloch. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from its excellent condition throughout and from having all the rooms on the one level. Internally there is a spacious lounge/dining area, a fitted kitchen, two bedrooms and a fitted bathroom. Externally there is a stoned chipped front garden and a large driveway. To the rear there is garage and stone paved rear garden. The full property details and home report can be accessed on the Kelvin Valley website.



- Semi detached bungalow
- Large driveway with a garage
- Private front and rear garden
- Gas central heating & Double glazing
- Well presented interior
- Close to local amenities
- Attractive fitted kitchen and bathroom
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## ENTRANCE

From the roadside, you proceed to down the driveway to the main door of no. 13, located on the side of the property.

## LOUNGE / DINING

Spacious lounge offering ample space for both dining and living room furniture. Windows overlooking the rear garden. Electric fire place in this room with an attractive surround. Laminate flooring.

## KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob, hood and fridge/freezer. The washing machine is included in the sale. Door providing access to the rear garden.

## BEDROOM 1

Principle bedroom with ample space for bedroom furniture and laminate flooring. Windows to the front. Corner cupboard, offering excellent storage.

## BEDROOM 2

Another bedroom with windows to the front of the property. This room benefits from having wall-to-wall fitted wardrobes, offering excellent storage. Laminate flooring

## BATHROOM

Contemporary bathroom with a shower over the bath, wash hand basin in vanity unit and W.C. Textured glass window to the side. Tiled walls and flooring.

## GARDENS

Externally there is a stoned chipped front garden and a large driveway. To the rear there is garage and stone paved rear garden with a decking area and a shed.

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A contemporary and well presented two bedroom bungalow. The property benefits from having a large private driveway, a garage and private garden areas to the front and rear. Early viewing is advised to avoid disappointment.

## AREA DETAILS

Kirkintilloch offers a number of amenities including shops, health and leisure, primary and secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Lenzie railway station provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations



All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775

Reference Number: **K/2615**



**Post Code for Sat Nav**

**G66 3ST**