



11 Glasgow Road, Kilsyth, Glasgow, G65 9AE

Offers Over £280,000

- Rarely Available
- 3 Double Bedrooms
- In Need of Moderisation
- Large Garage
- EER- D
- Detached Bungalow
- Spacious Lounge
- Substantial Plot
- Sought after Location
- Council Tax Band- E

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A rare opportunity has arisen to acquire this spacious detached bungalow, ideally positioned within one of Kilsyth's most sought-after residential locations. Set on a substantial, private plot, this charming home offers generous accommodation throughout and presents an excellent opportunity for families, downsizers, or those looking to create their forever home.



Council Tax Band: E



Upon entering, you are welcomed by a generous reception hallway which leads through to the bright and spacious formal lounge. Flooded with natural light, this inviting room is centred around the original coal fireplace, creating a wonderful focal point and adding character and warmth.

The property boasts three generously proportioned double bedrooms, each offering excellent space and flexibility for modern family living. The well-sized kitchen provides ample room for dining and offers fantastic potential for further enhancement. Completing the internal accommodation is a contemporary family shower room.

Externally, the home continues to impress. A large driveway provides off-street parking for multiple vehicles and leads to a substantial garage, ideal for additional storage or workshop space. To the rear, the property enjoys a sizeable, enclosed garden set within a generous self-contained plot, offering excellent privacy and endless possibilities for outdoor entertaining, gardening, or future landscaping.

Properties of this style and location rarely come to the market. Early viewing is highly recommended to fully appreciate the space, potential, and exceptional setting this wonderful bungalow has to offer.

Area Summary

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy 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.

Home Report Available on Request

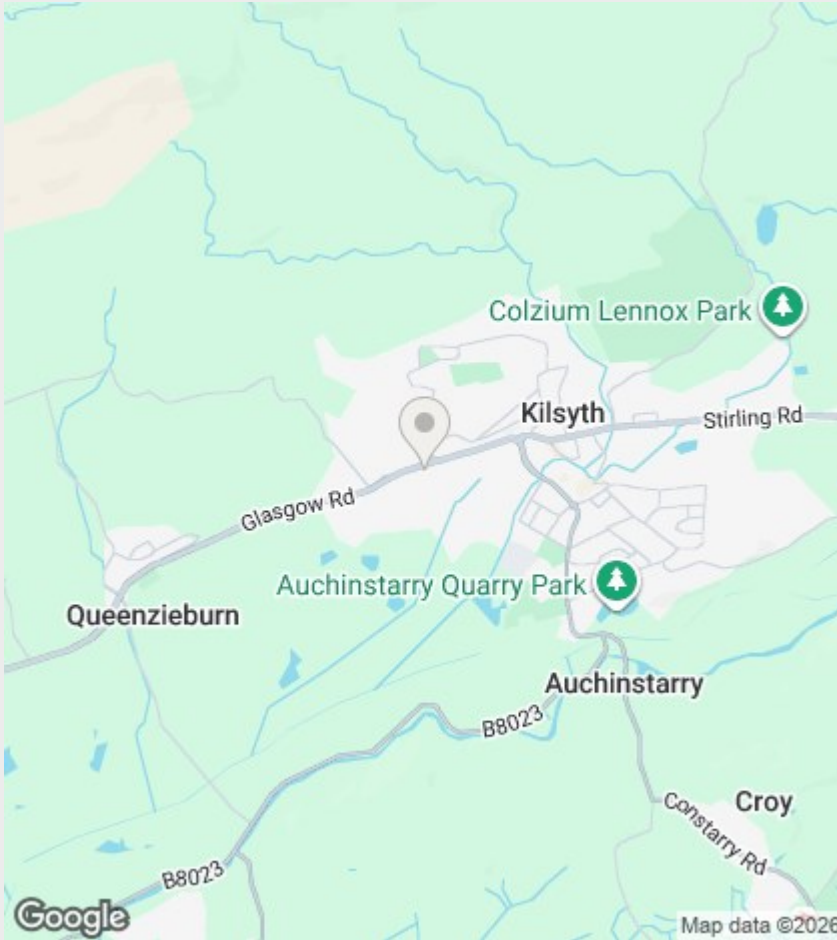
Viewings Strictly By Appointment

EER - D

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







Directions

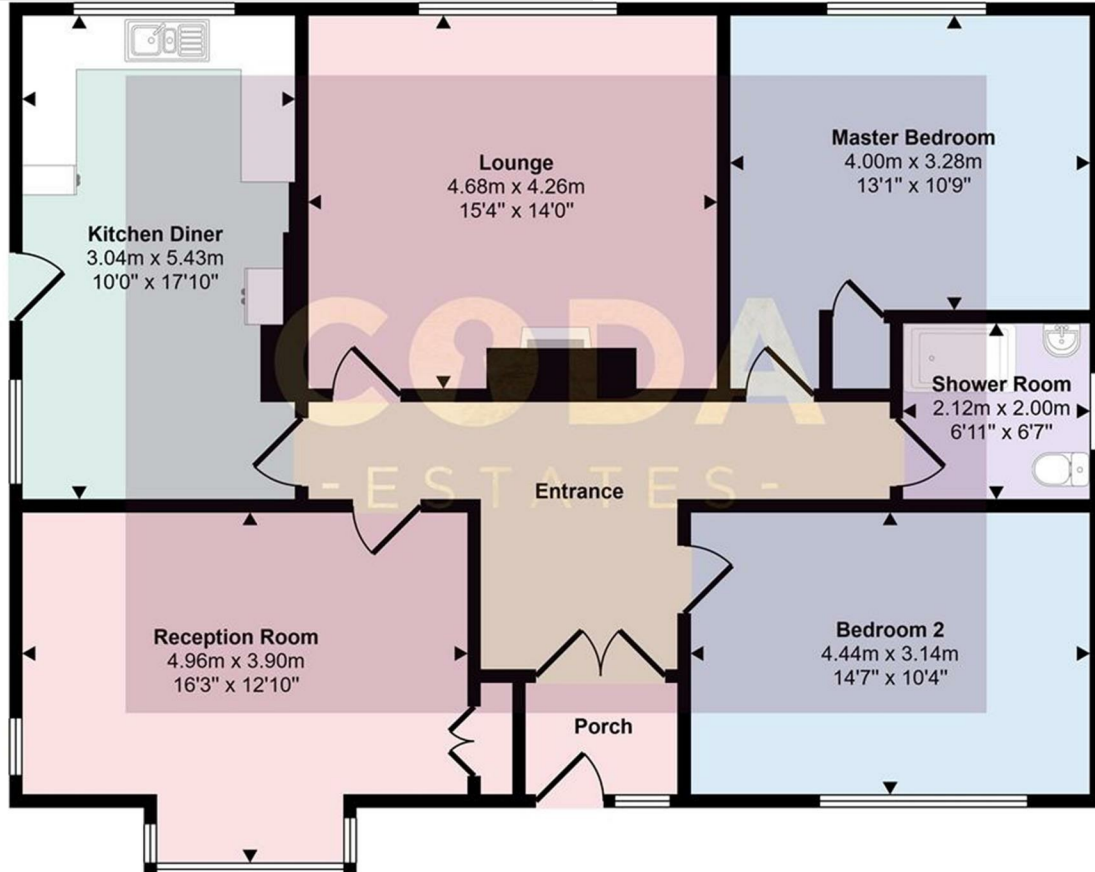
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		



Floorplan