



22 Crossdykes, Kirkintilloch, Glasgow, G66 3EU

Offers Over £420,000

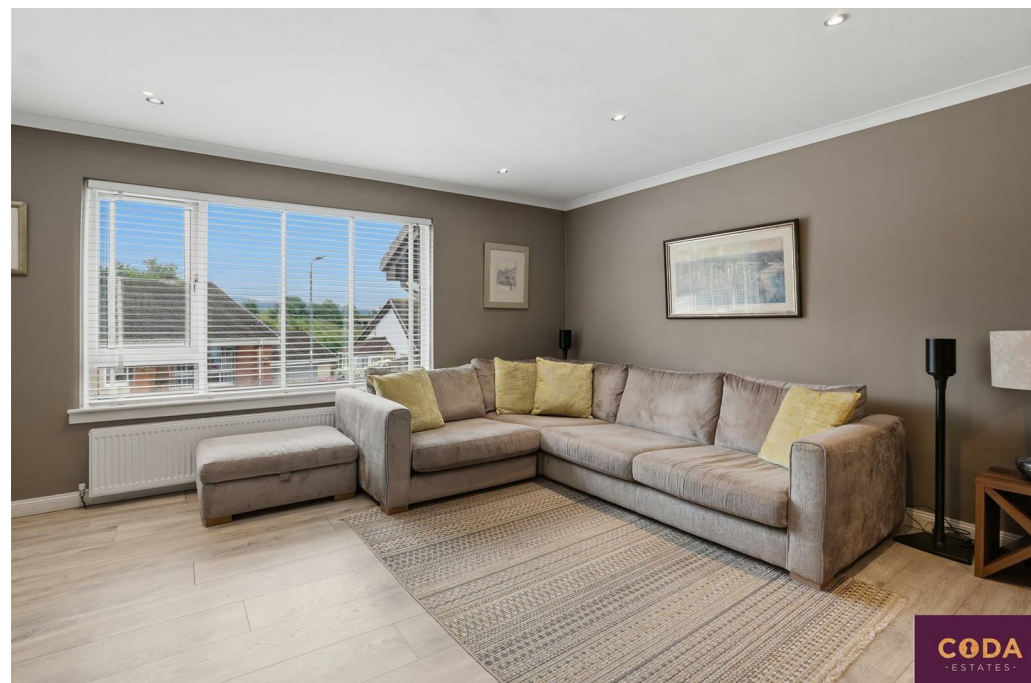
- Executive Detached Bungalow
- Generous Family Accommodation
- Master Bedroom Ensuite
- EER - D
- Desirable Residential Location
- Spacious Formal Lounge
- House Bathroom with Separate Shower Cubicle
- Magnificent Family Home
- Open Plan Kitchen/Dining/Family Area
- Double Garage - Potential to Develop

22 Crossdykes, Glasgow G66 3EU

This executive bungalow has been well maintained and presented by the current owners. The substantial family property provides flexible accommodation over one level and early viewing will be imperative. Located within a highly desirable pocket of Kirkintilloch, just off market road, this quiet residential area will appeal to many. The stunning kitchen/dining/family area is the real hub of the home, ideal for modern living. EER - D



Council Tax Band: G



Set within an exclusive development in a highly regarded address, this impressive detached bungalow offers extensive accommodation throughout. Crossdykes is a private development built in the early 1980's offering a small collection of architecturally designed properties within a cul-de-sac situated to the East of Kirkintilloch boasting views towards the Campsie Fells. This property has been well maintained and offers flexible accommodation on the level. Currently presented as a 4 bedroom, 3 reception areas, the substantial bungalow is further enhanced with an extension providing a 'TV room' and utility.

In detail, accommodation comprises: vestibule leading to spacious reception hallway, magnificent lounge with picture window allowing views towards the Campsies. The master bedroom boasts en suite shower room, dressing area and fitted wardrobe storage. The second bedroom is another fabulous space with additional velux windows which create a most wonderful bright/airy feel. Bedrooms 3 and 4 are of equal size, able to accommodate double beds with the added benefit of integrated wardrobes and serviced by a luxurious five piece family bathroom suite complete with separate shower and bidet. The kitchen provides a real hub of the home, well equipped with a range of floor and wall mounted units with 8 ring range cooker with extractor hood over and offering space for a dining table whilst also having a separate dining room off. (Currently used as a home office). The extended area provides a family room with dual aspect windows leading to the utility room stocked with additional storage units, laundry appliances with external door leading to rear garden.

Externally this imposing villa benefits from landscaped gardens with ease of maintenance in mind, laid to patio and stone chip back and side with beds occupied by a range of garden shrubs and bushes. A generous monoblock driveway provides ample off street parking, leading to an integral garage on what is essentially a lower level, with the builders taking full advantage of the plots elevated aspects. This may provide an opportunity to develop the home

subject to local planning constraints.

The property has benefits from gas central heating and is fully double glazing.

Room Dimensions

Entrance Vestibule - 3.29m x 1.10m

Hallway - 8.37m x 6.02m

Formal Lounge - 4.89m x 4.74m

Dining Kitchen - 6.48m x 4.06m

Dining Room/Home Office - 2.91m x 2.48m

Family Room - 3.70m x 1.58m

Utility Room - 3.71m x 1.58m

Master Bedroom - 4.67m x 3.69m

Ensuite - 2.43m x 2.00m

Bedroom 2 - 4.86m x 3.66m

Bedroom 3 - 3.36m x 2.91m

Bedroom 4 - 3.36m x 2.72m

Bathroom - 3.69m x 2.95m

Double Garage - 4.51m x 3.88m

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch leisure centre which houses an Olympic sized swimming pool and various sporting clubs, Kirkintilloch bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route

to Glasgow city centre and neighbouring villages.

EER: Rating 'D'

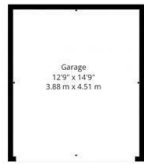
Council Tax: Band G

Home Report available on Request

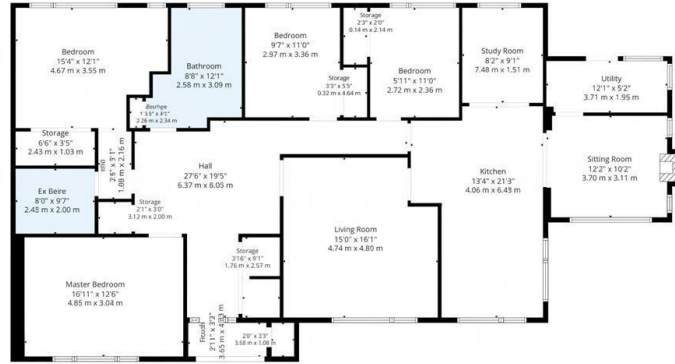
Viewings: Arranged by appointment, to confirm please call 01417751050







Basement



1st Floor



TOTAL: 1756 sq. ft, 163 m²
 Basement: 0 sq. ft, 0 m², 1st floor: 1756 sq. ft, 163 m²
 EXCLUDED AREAS: GARAGE: 188 sq. ft, 17 m², PORCH: 328 sq. ft, 31 m², STORAGE: 100 sq. ft, 9 m²,
 UTILITY: 63 sq. ft, 6 m², FIREPLACE: 5 sq. ft, 0 m², WALLS: 149 sq. ft, 13 m²

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	