



62 Fellsvie Avenue, Kirkintilloch, Glasgow, G66 2LX

Offers Over £135,000

- Wonderful Opportunity
- Modernisation Required Throughtout
- Great Garden Plot
- 3 Bedroom Mid Terrace Property
- Spacious Accommodation Over 2 Levels
- Close to Local Amenities, Schooling & Transportation Links
- Desirable Residential Location
- Adequate Storage Throughout Including Loft Space
- EER - F

62 Fellsvie Avenue, Glasgow G66 2LX

Fabulous opportunity for an array of buyers looking to secure a good, solid, spacious property within a desirable residential location. This 3 bedroom mid terrace property requires a degree of up-grading throughout, providing a phenomenal opportunity for any interested buyer. Conveniently placed for a host of local amenities including shops, schooling and transportation links. Early viewing will be essential. EER - F



Council Tax Band: C



This mid terrace property occupies an excellent plot with front and rear gardens within this popular residential area. This location has been extremely desirable over recent years, offering ease of access to all local amenities, schooling and transportation links.

The front entrance flows directly into the reception hallway with a large storage cupboard off. The spacious and bright lounge/dining area runs the full length of the property. The kitchen is accessed from the reception room and has a back door leading externally to a large west facing rear garden. The kitchen has ample base/wall mounted units and contrasting worktops.

The upper floor is accessed via the staircase from the hall. On this level you will find 2 generous double bedrooms, a smaller single bedroom and the family bathroom with corner shower.

The property offers the scope for extending/developing the original property subject to the necessary planning constraints. Currently the sunny rear garden can be used to relax and/or entertain friends or family.

This property warrants early viewing as we anticipate a high level of interest.

Combining peaceful surroundings, excellent local amenities, and convenient transport connections, Kirkintilloch continues to be one of the most desirable places to live in East Dunbartonshire.

Room Dimensions

Entrance Hall

Lounge/Dining - 6.33m x 3.64m

Kitchen - 3.05m x 2.97m

Store Cupboard - 1.90m x 1.48m

Master Bedroom - 3.55m x 3.03m

Bedroom 2 - 4.15m x 2.63m

Bedroom 3 - 3.11m x 2.45m

Bathroom - 1.83m x 1.55m

Location

Amenities: Kirkintilloch offers a vast selection of local 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 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 are also tennis courts and Lenzie Rugby Club. This property is also conveniently positioned for the Merkland shopping precinct & the local nature walk.

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 with the bus stop a few metres away from the front door.

Home Report Available on Request

EER - F

Council Tax Band - C

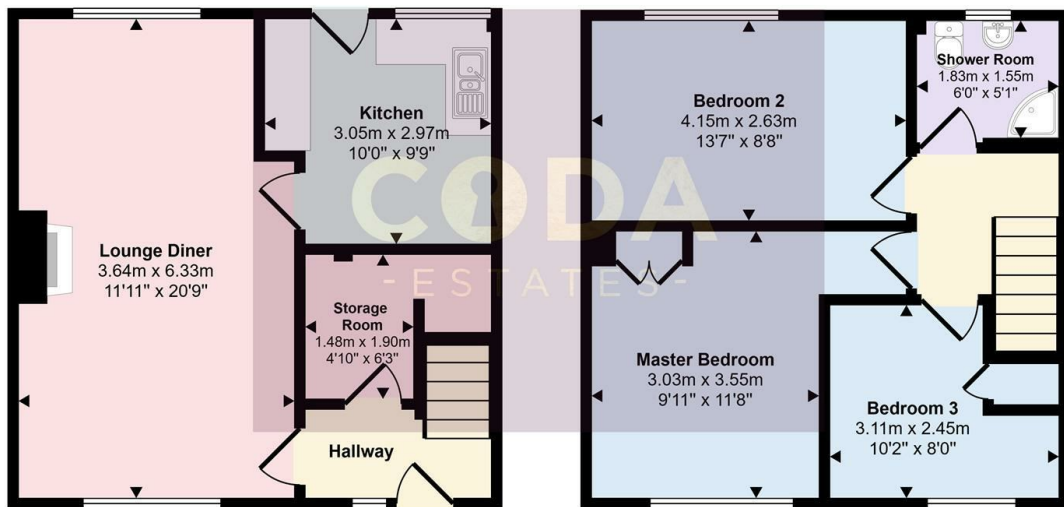
Viewings: Arranged by appointment.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 01417751050

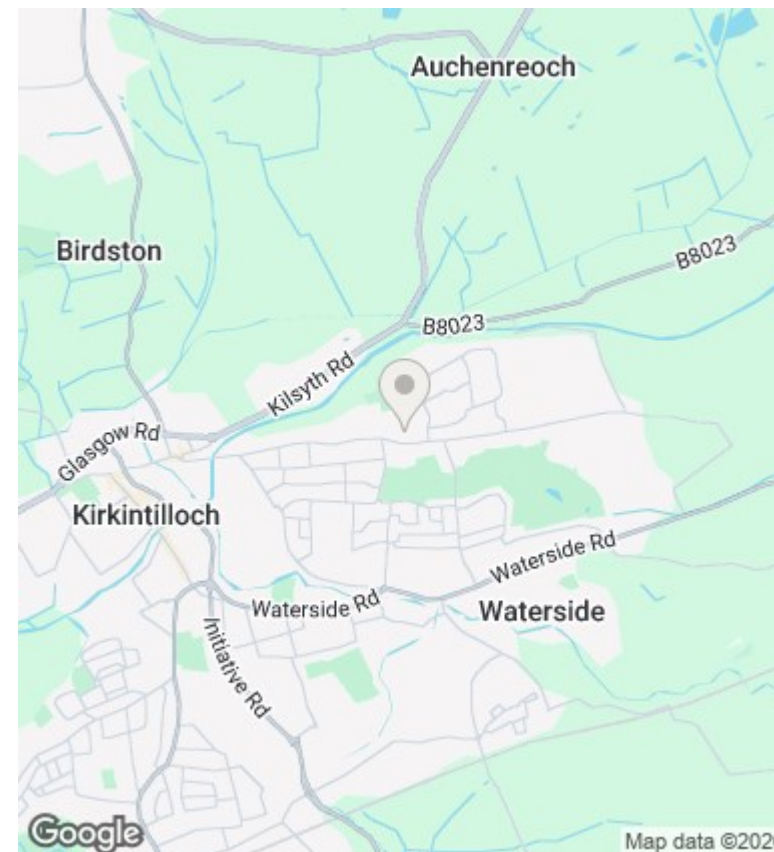




Approx Gross Internal Area
79 sq m / 845 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	