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9 Bedcow View, Kirkintilloch, G66 3JA

Offers Over £320,000

- *** Delightful Family Property ***
- Fully Modernised & Renovated Throughout
- Potential to Develop/Extend
- EER - D
- Fabulous Residential Location
- Stylish Open Plan Dining Kitchen
- Private West Facing Garden, GCH, DG, Garage and Driveway (EV charger)
- Generous 3 Bedroom Detached
- Tasteful Bathroom with Thermostatic Shower & Vanity Storage
- Close to Local Amenities, Schooling & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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9 Bedcow View, G66 3JA

An exceptional detached 3-bedroom property in Kirkintilloch presented in immaculate, move-in condition. This pristine home will appeal to buyers seeking quality and style throughout. The modern, contemporary finish is ideal for families and boasts excellent transport links and access to local schooling.

The current owners have created a stylish living environment, finished and presented to an impeccable standard throughout with beautiful, level garden grounds. Early viewing will be imperative. EER - D

3 1 2 D

Council Tax Band: E





Generous detached villa situated in a highly sought-after locale; this property will appeal to a number of buyers. The current owners have invested heavily, upgrading the property throughout since taking ownership, creating a wonderful family home.
Delightfully positioned at the end of a quiet cul-de-sac, on a large, level plot, complemented by a west-facing rear garden, this family dwelling warrants personal appraisal to fully appreciate its overall size and situation. A host of local amenities, including schooling, are within easy reach. The internal layout comprises a welcoming entrance hall, stylish lounge with a front-facing window, and a magnificent open-plan kitchen/dining room, well-equipped, including a range of floor- and wall-mounted units and a contemporary island. On the first floor, there are three generous bedrooms and a stylish bathroom with a three-piece suite, including a bath with shower over, which completes the home. The property is further enhanced by gas central heating, PVC double-glazed window frames and a driveway to an attached garage.
Externally, the property benefits from a large level plot, with fully stocked beds, a large lawned area and a large raised decked patio area. The outdoor space creates the perfect environment for relaxing and entertaining and is fully enclosed for younger children and family pets. The property also has the Luggie River running to one side of the home, providing an idyllic and unique setting.
The property also offers excellent potential for future extension or further development, subject to approval, while still retaining substantial garden space.

Room Dimensions
Lounge - 4.15m x 3.50m
Dining Area - 3.40m x 2.75m
Kitchen - 3.45m x 2.65m
Hallway - 4.10m x 2.10m
Garage

Bedroom 1 - 4.15m x 3.60m
Bedroom 2 - 3.60m x 3.40m
Bedroom 3 - 3.20m x 2.65m
Bathroom - 2.40m x 2.05m

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 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.

Home Report Available on Request
EER - D
Council Tax Band - E

Viewings: Arranged by appointment.
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone .











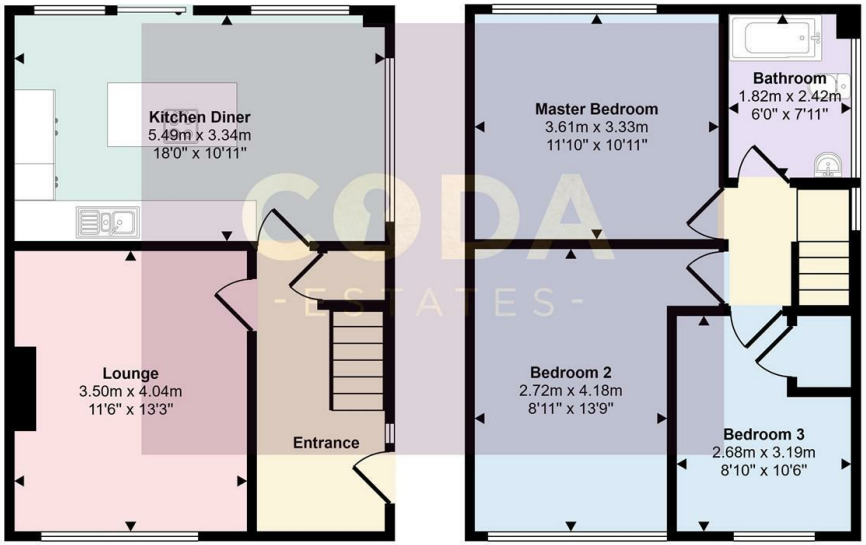








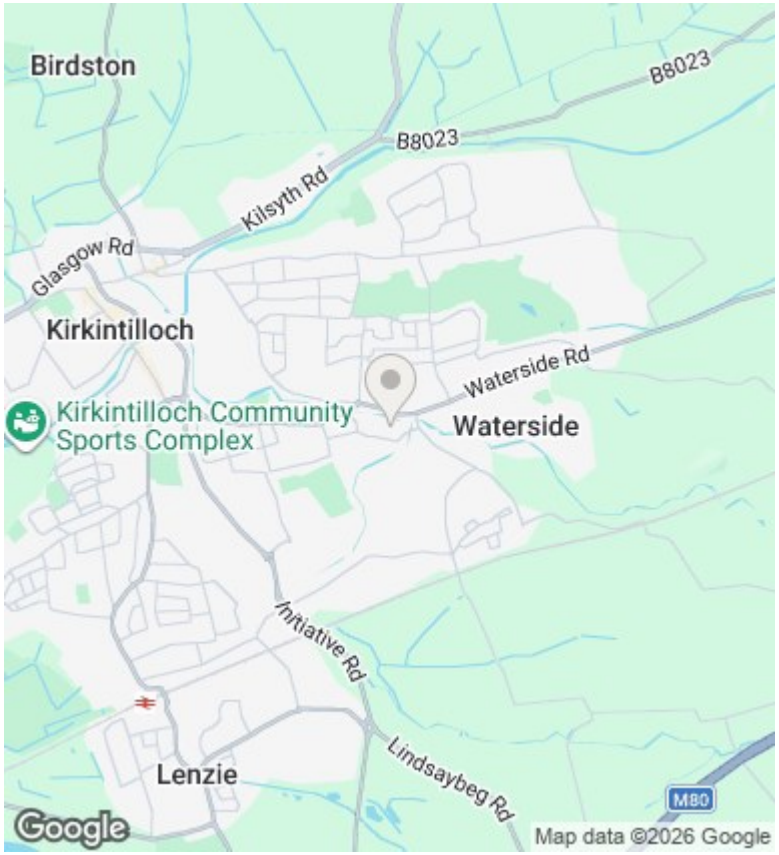
Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft

First Floor
Approx 43 sq m / 459 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.



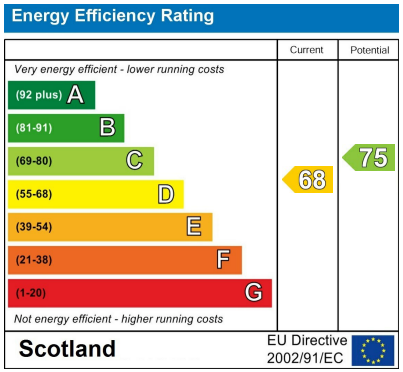
Directions

Viewings

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

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