



23 Clarinda Court, Kirkintilloch, Glasgow, G66 2SD

Offers Over £155,000

- Spacious three-bedroom end-terrace home in a sought-after residential setting
- Excellent opportunity to modernise and create a fantastic family home
- Well-proportioned kitchen with direct access to the rear garden
- Three good-sized bedrooms, including two doubles with built-in storage
- Fantastic value for money in the popular Harestanes area, close to schools, amenities and transport links
- Generous end plot with substantial front and enclosed rear gardens
- Bright and spacious lounge open-plan to the dining room
- Convenient ground floor WC and first floor family bathroom
- Gas central heating, double glazing and excellent storage throughout
- Energy efficiency rating - C

23 Clarinda Court, Glasgow G66 2SD

A superb opportunity to acquire a spacious three-bedroom end-terrace home offering exceptional value for money in the popular Harestanes area of Kirkintilloch. Occupying a generous plot with extensive front and rear gardens, the property provides well-proportioned family accommodation with fantastic scope to modernise and add value, making it an ideal purchase for first-time buyers, families or investors alike.



Council Tax Band: C



Occupying a generous end-terrace position within the popular Harestanes area of Kirkintilloch, this spacious three-bedroom family home offers well-proportioned accommodation over two levels and benefits from substantial front and rear gardens, making it an excellent opportunity for first-time buyers, growing families and those seeking outdoor space.

The accommodation extends to approximately 962 sq ft (89 sq m) and comprises a welcoming entrance hallway with convenient WC, a bright and generously sized lounge overlooking the front garden, a separate dining room ideal for family meals or entertaining, and a fitted kitchen with a range of wall and base units and direct access to the rear garden.

On the upper level, there are three well-proportioned bedrooms, including two spacious doubles with fitted storage and a comfortable single bedroom, perfect as a child's room, home office or nursery. A family bathroom completes the accommodation.

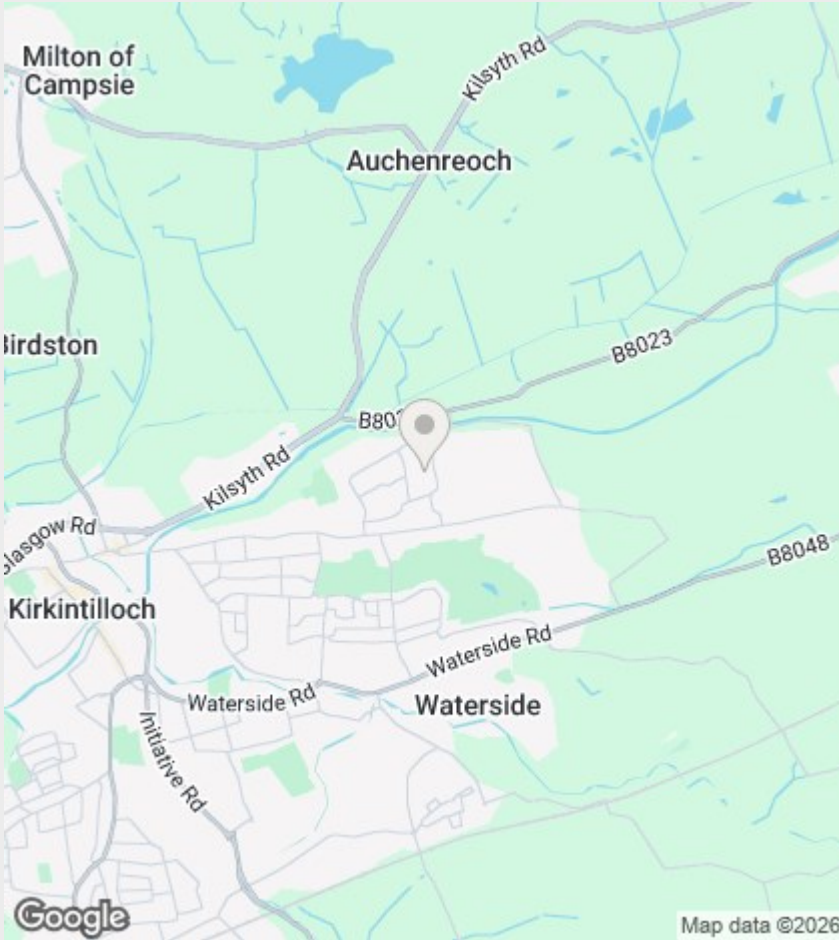
Externally, the property enjoys a larger-than-average plot with gardens to both the front and rear. The enclosed rear garden provides an excellent space for children, pets and outdoor entertaining, while the generous front garden enhances the property's kerb appeal.

Further benefits include gas central heating, double glazing and excellent storage throughout.

Situated within the established Harestanes district, Clarinda Court is ideally placed for a range of local amenities, reputable schooling, parks and leisure facilities, with Kirkintilloch town centre offering an excellent selection of shops, cafés and supermarkets. There are also convenient public transport links and easy access to the M80 motorway, making this an ideal location for commuters travelling to Glasgow and beyond.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band C
EER - C

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

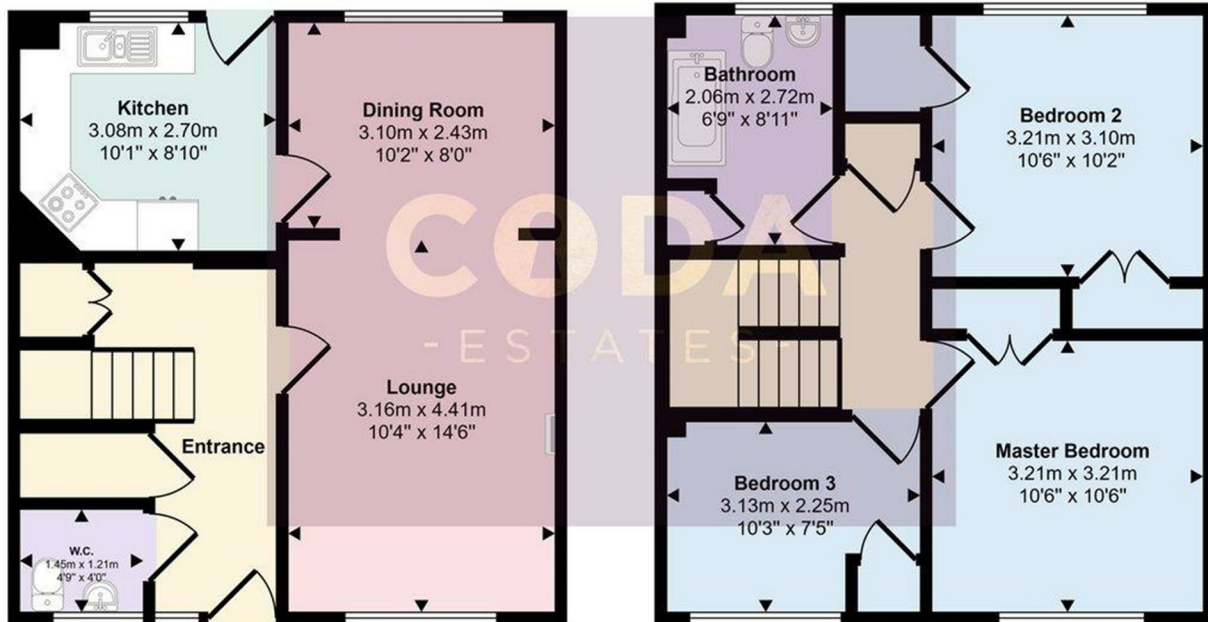
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
89 sq m / 962 sq ft



Ground Floor
Approx 44 sq m / 475 sq ft

First Floor
Approx 45 sq m / 488 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.