



50 Alloway Quadrant, Kirkintilloch, Glasgow, G66 2PF

Offers Over £155,000

- Upgraded two-bedroom mid-terrace villa in a popular residential setting
- Contemporary high-gloss kitchen with integrated appliances and ample storage
- Stylish four-piece family bathroom with separate bath and shower enclosure
- Generous, low-maintenance mono-block rear garden perfect for entertaining
- Recently renewed roof and external roughcasting, offering added long-term value
- Spacious dual-aspect living room with excellent natural light throughout
- Two well-proportioned double bedrooms on the upper level
- Additional box room ideal for home working, nursery or dressing space
- Attractive tiled front garden enhancing kerb appeal
- Energy efficiency rating - D

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Modern two-bedroom mid-terraced villa in Alloway Quadrant, featuring a bright dual-aspect lounge, modern high-gloss kitchen with integrated appliances, two double bedrooms, stylish four-piece bathroom and box room. All within a much sought-after area of Kirkintilloch.



Council Tax Band: C



Situated within this ever-popular residential pocket of Harestanes, 50 Alloway Quadrant is a two-bedroom mid-terraced home offering stylish, contemporary living and is ideally suited to first-time buyers, young families and downsizers alike. Located in the sought-after town of Kirkintilloch, the property combines modern finishes with generous accommodation and impressive outdoor space.

Upon entering, you are welcomed into a bright and spacious entrance foyer and off it you'll find a dual-aspect lounge, flooded with natural light from windows to the front and rear, creating a warm and inviting living environment perfect for both relaxing and entertaining.

The modern fitted kitchen is finished in sleek high-gloss white and offers a contemporary aesthetic alongside excellent storage and workspace. Complete with integrated appliances, it provides a practical yet stylish heart of the home.

Upstairs, the property continues to impress with two generous double bedrooms, both well-proportioned doubles. A contemporary four-piece family bathroom features a tiled finish and includes a bath and separate shower enclosure, offering both style and functionality. An additional box room provides valuable flexibility and offers a multitude of uses.

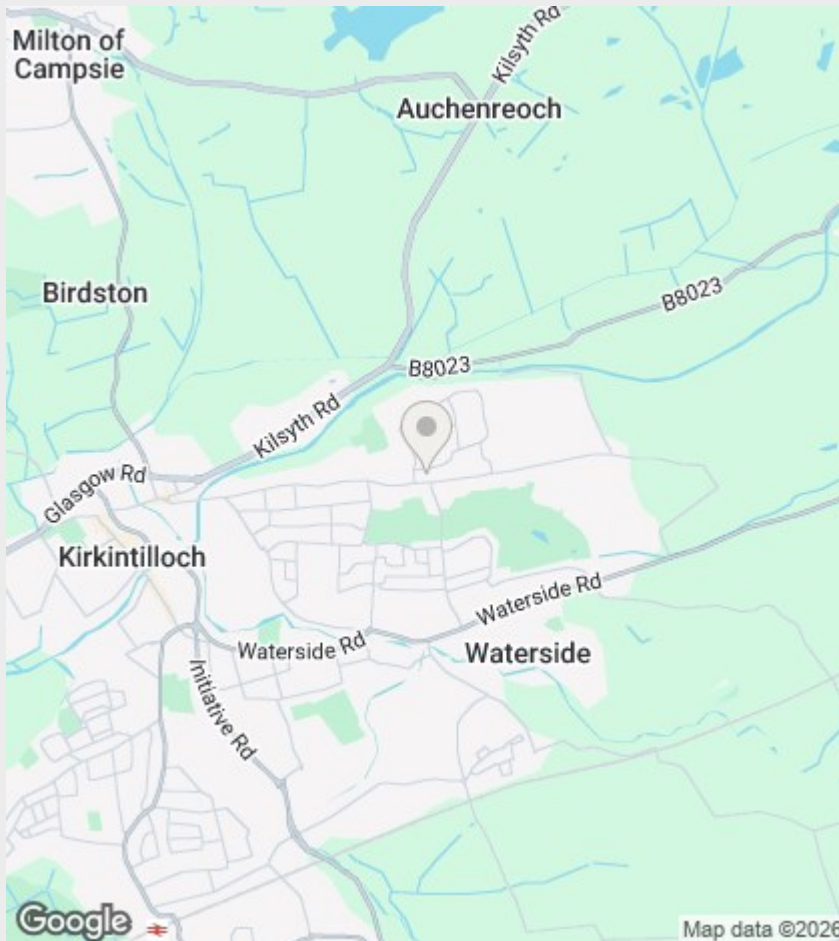
Externally, the home benefits from a generous mono-blocked rear garden, designed for low maintenance while still offering ample space for outdoor seating and entertaining, and also has a large shed. The tiled front garden enhances kerb appeal, while recent improvements including a new roof and fresh roughcasting, further add to the property's appeal and long-term peace of mind.

Early viewing is highly recommended to fully appreciate the space and undoubted potential on offer in this home.

Situated within Harestanes which is a popular residential area walking distance to local amenities and schooling, with a regular bus route to Kirkintilloch town centre and neighbouring villages. It also boasts Merkland shopping centre, encompassing a well reputed local bar & restaurant, grocery store, post office, bakery, gift shop, opticians, and various takeaways. This an ideal home for families, first-time buyers or downsizers alike.

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

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

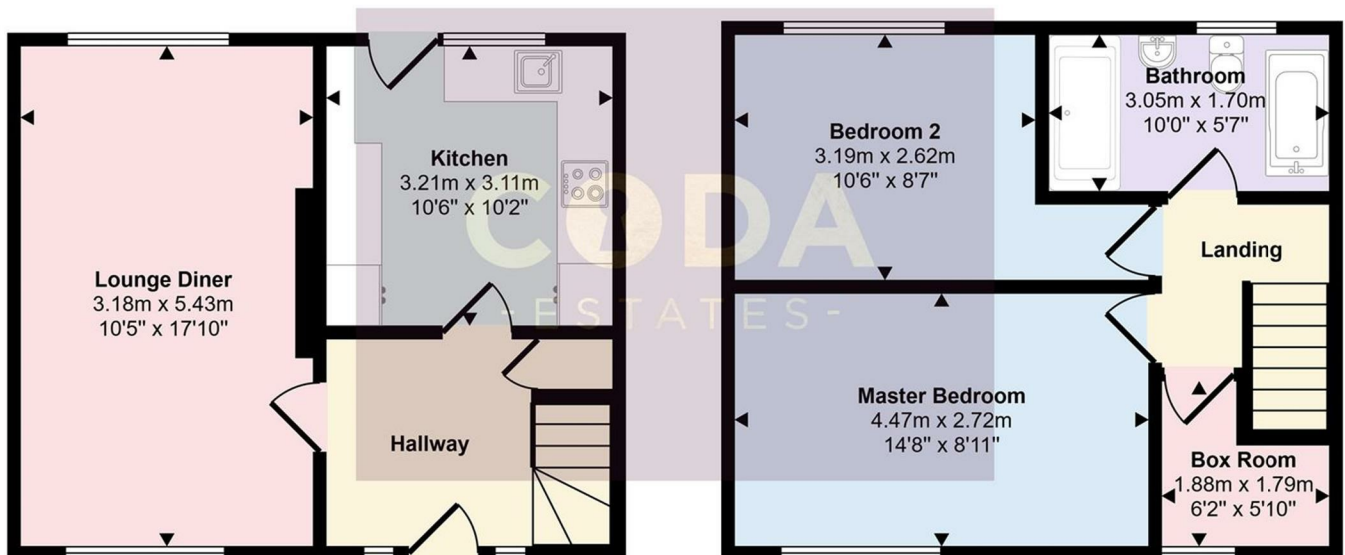
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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
71 sq m / 766 sq ft



Ground Floor

Approx 35 sq m / 381 sq ft

First Floor

Approx 36 sq m / 385 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.