

# CODA

- ESTATES -



29 Kelvinvale, Kirkintilloch, G66 1RB

Offers Over £125,000

- \*\*\* Ideal Residential Location \*\*\*
- Mid terraced property
- Low maintenance garden
- Quiet Cul-De-Sac Location
- Council Tax Band -D
- Some upgrading required
- 2 Bedrooms
- Private parking space
- Close to Local Amenities & Transportation Links
- EER- C

# 29 Kelvinvale, G66 1RB

Rarely available to the market, this two-bedroom mid-terrace home is situated within a popular and highly sought-after residential estate close to the centre of Kirkintilloch.

2 1 1 C

Council Tax Band: D



Upon entering the property, you are welcomed into a bright and spacious living room positioned to the front of the home, enjoying an abundance of natural light. To the rear of the lounge lies a well-proportioned kitchen offering ample space for storage and appliances, with direct access to the rear garden.

The enclosed rear garden is designed for ease of maintenance and features an astro-turf lawn alongside a decking area, creating the perfect setting for outdoor entertaining and alfresco dining.

A staircase from the lounge leads to the upper level where there are two well-sized bedrooms and a family bathroom suite.

While the property would benefit from some modernisation throughout, it offers excellent potential for buyers to create a wonderful home within a desirable location.

Further benefits include a private parking space as well as additional allocated visitor parking bays.

The property is ideally positioned within a highly regarded residential estate, conveniently located close to the amenities of Kirkintilloch town centre, including shops, restaurants, schools and transport links.

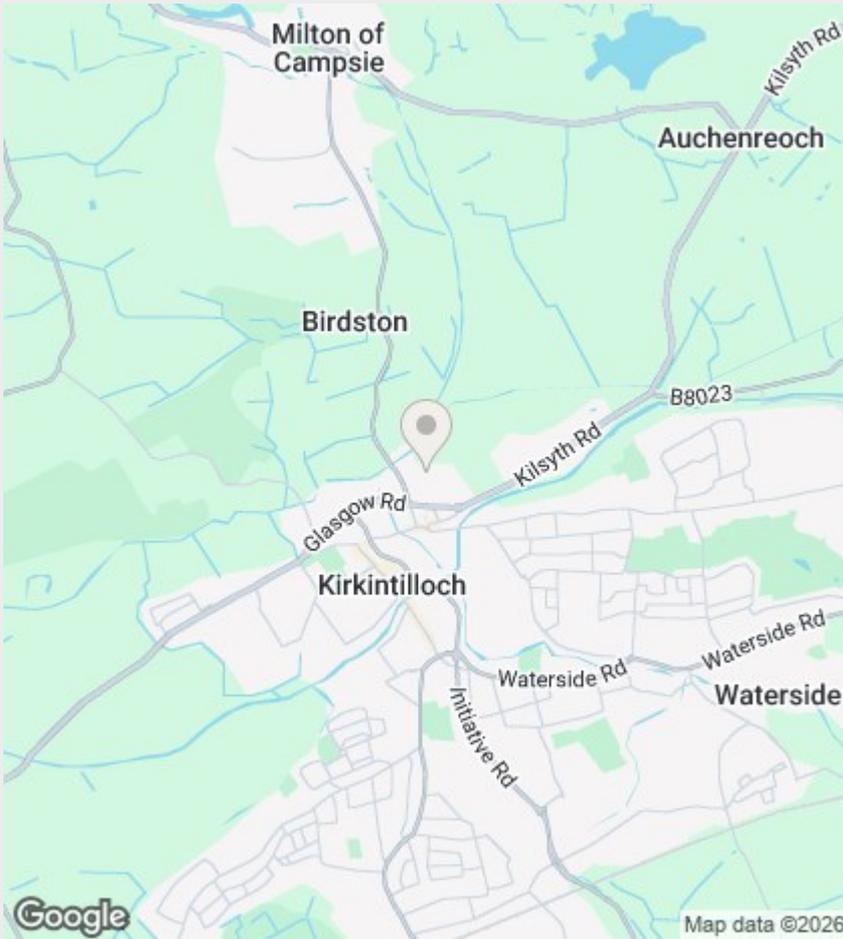
#### Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. The vicinity also allows for pleasant walking & cycling routes. Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central

Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

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



### Directions

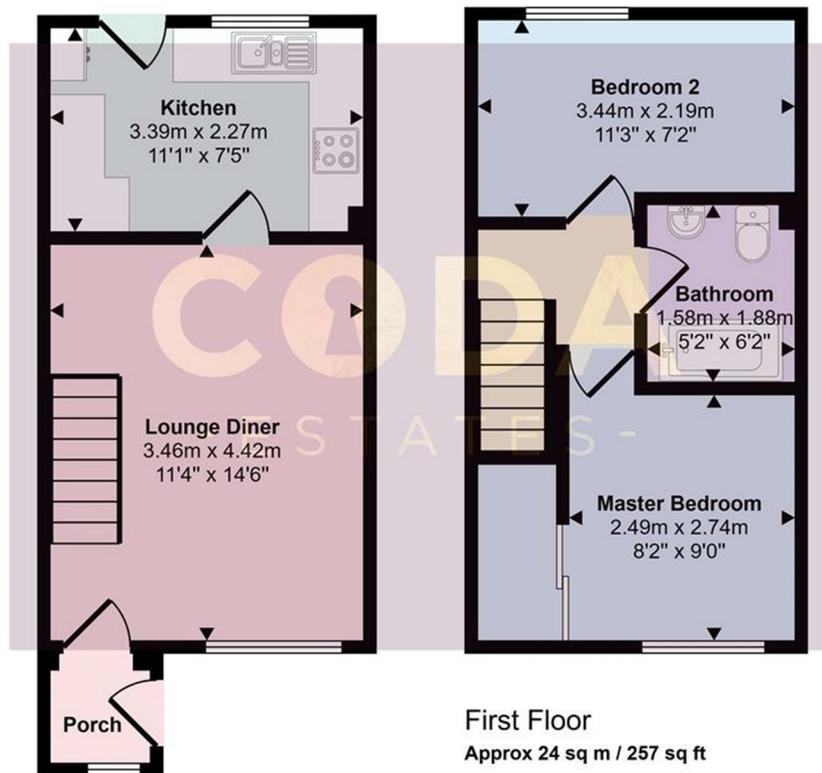
### Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



Ground Floor  
Approx 25 sq m / 268 sq ft

First Floor  
Approx 24 sq m / 257 sq ft