



60 Merkland Drive, Kirkintilloch, G66 3SF

Offers Over £175,000

- Excellent Family Home
- Vestibule Porch
- GCH, DG & Private Garden Ground, Garage & Driveway
- EER - D
- Desirable Residential Location
- Bright & Spacious Lounge/Dining Area
- Adequate Storage Throughout Including Loft Space.
- 3 Bedroom Semi-Detached Property
- Fitted Kitchen & Bathroom
- Close To All Local Amenities & Transportation Links

60 Merkland Drive, G66 3SF

The current owner has created a wonderful home within this desirable residential location. This 3 bedroom semi-detached property benefits from large open plan lounge/dining area, fitted kitchen, attractive entrance porch, DG, CGH, Level Garden Plot & Garage. Early viewing is imperative to avoid disappointment.
EER - D



Council Tax Band: D



CODA Estates are delighted to present this 3 bedroom semi-detached property. The home is situated in a sought after area of Kirkintilloch close to all local amenities. Internally the property requires a degree of modernisation, providing phenomenal potential to any discerning buyer. Accommodation comprises an attractive entrance porch, which leads to a fabulous size lounge through dining room. The kitchen provides ample base and wall mounted units and the back door give access to the rear garden. The upper level accommodates 2 generous double bedrooms and a good sized single bedroom. The accommodation is completed by the bathroom with over the bath shower.

This property is further enhanced by gas heating, double glazed windows, loft space, driveway and garage. The level gardens to front and rear have been well tended and provide an ideal out door space for relaxing and/or entertaining. The rear garden is fully enclosed perfect for pets and young children.

Room Dimensions

Entrance Porch

Lounge - 5.17m x 4.09m

Dining Area - 3.26m x 2.70m

Kitchen - 3.23m x 2.28m

Master Bedroom - 3.93m x 2.68m

Bedroom 2 - 3.28m x 2.38m

Bedroom 3 - 3.00m x 2.31m

Bathroom Room - 1.93m x 1.91m

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. 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 meters away from the front door.

Home Report Available on Request

EER - D

Council Tax Band - D

Viewings: Arranged by appointment.

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





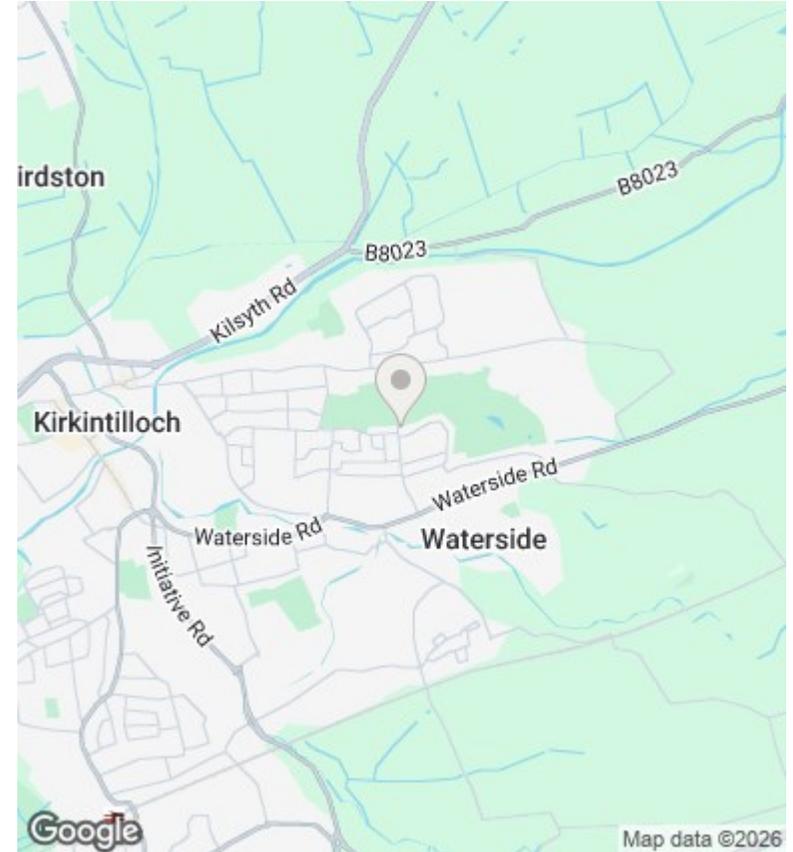
Approx Gross Internal Area
77 sq m / 824 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 38 sq m / 411 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

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	