



6 Ninians Rise, Kirkintilloch, G66 3HU

Offers Over £265,000

- A Wonderful Family Home
- Highly Desirable Residential Location
- Adequate Storage Including Loft Space
- EER - D
- Fabulous Potential
- Small Summer Porch To The Rear
- GCH, DG, Private Garden, Driveway & Garage
- 3 Bedroom Detached Property
- Well Maintained & Presented Over The Years
- Close To All Local Amenities & Transportation Links

6 Ninians Rise, G66 3HU

This is a spacious, detached family property, offering a wonderful opportunity for any successful buyer. Requiring some modernisation and located within this highly desirable pocket of Kirkintilloch, early viewing is will be essential.

The accommodation comprises 3 generous bedrooms, spacious lounge, separate dining room, kitchen, a rear summer porch, private garden plot, GCH, DG, garage and driveway. EER - D



Council Tax Band: E



CODA Estates are delighted to present this 3 bedroom detached property. The home is situated in a highly sought after area of Kirkintilloch close to all local amenities, transportation links and schooling. Internally the property requires some modernisation, providing phenomenal potential to any successful buyer. Accommodation comprises an inviting hallway, 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 summer porch and beyond. The upper level accommodates 2 generous double bedrooms and a good sized single bedroom. The accommodation is completed by the modern bathroom which is bright and airy with plenty of vanity storage and walk in shower cubicle.

This property is further enhanced by gas heating, double glazed windows, loft space, driveway and garage. The gardens to front and rear have been well tended and provide an ideal out door space for relaxing and/or entertaining, with mature trees, plants and shrubs.

Room Dimensions

Entrance Hallway

Formal Lounge - 4.14m x 3.51m

Dining Room - 3.34m x 2.75m

Kitchen - 3.30m x 2.65m

Master Bedroom - 3.55m x 2.94m

Bedroom 2 - 3.37m x 2.97m

Bedroom 3 - 3.28m x 2.55m

House Bathroom - 2.36m x 1.89m

School Catchment - Ninians Rise is conveniently located within the catchment for Oxgang Primary, Holy Family Primary, Kirkintilloch High School and St Ninians High School

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 By Appointment

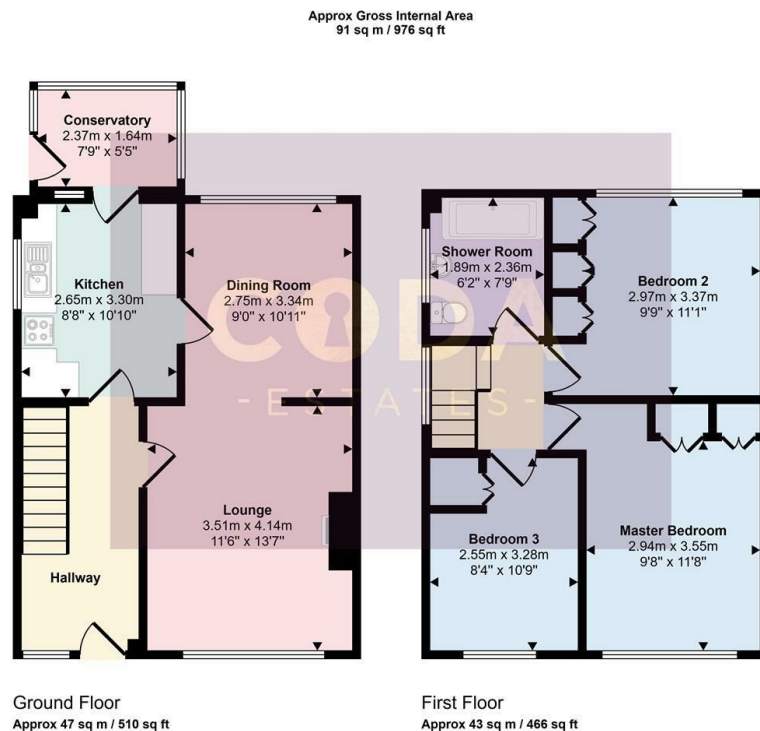
EER - D

Council Tax Band - E

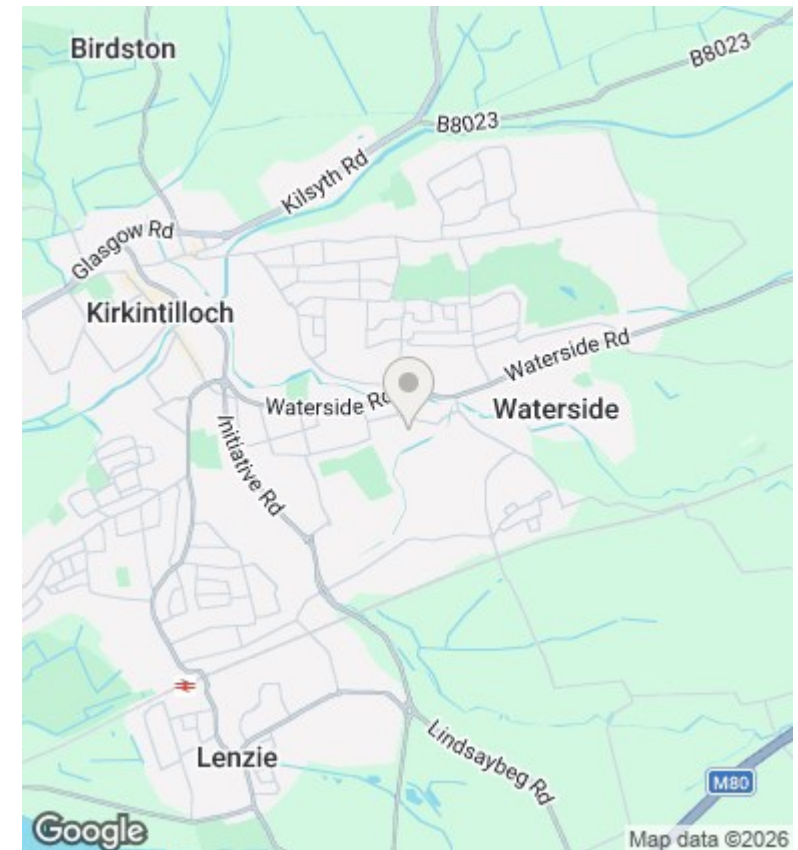
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	67	76
EU Directive 2002/91/EC		
Scotland		