



48 Merkland Drive, Kirkintilloch, Glasgow, G66 3SE

Offers Over £185,000

- Wonderful Family Home
- Contemporary Kitchen & Shower room
- Close To All Local Amenities, Schooling & Transportation Links
- 3 Bedroom Semi-Detached Property
- GCH, DG & Exceptional Garden Plot, Garage & Driveway
- EER - C
- Desirable Residential Location
- Adequate Storage Throughout Including Loft Space

48 Merkland Drive, Glasgow G66 3SE

CODA Estates are delighted to present his 3 bedroom semi-detached property to the market. Located within a highly desirable residential pocket, benefits include large open plan lounge/dining area, fitted kitchen, attractive entrance hallway, DG, CGH, Adequate Storage, Driveway, Extensive Level Garden Plot & Garage. Early viewing is imperative to avoid disappointment. EER - C



Council Tax Band: D



CODA Estates are delighted to present this 3 bedroom semi-detached property. The home is situated within a sought after area of Kirkintilloch close to all local amenities. Internally the property provides generous accommodation over two levels. Comprising spacious lounge through dining room. The modern kitchen provides ample base and wall mounted units and the back door give access to the rear garden. The upper level accommodates 2 spacious double bedrooms and a good sized single bedroom. The accommodation is completed by the attractive shower room, with vanity storage and heated towel rail.

This property is further enhanced by gas heating, double glazed windows, loft space, driveway and garage. The enviable, 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 Hallway -

Lounge - 3.94m x 4.26m

Dining Area - 3.30m x 2.67m

Kitchen - 3.33m x 2.20m

Master Bedroom - 3.93m x 2.56m

Bedroom 2 - 3.25m x 2.93m

Bedroom 3 - 3.00m x 2.30m

Shower Room - 1.91m x 1.82m

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 - C

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





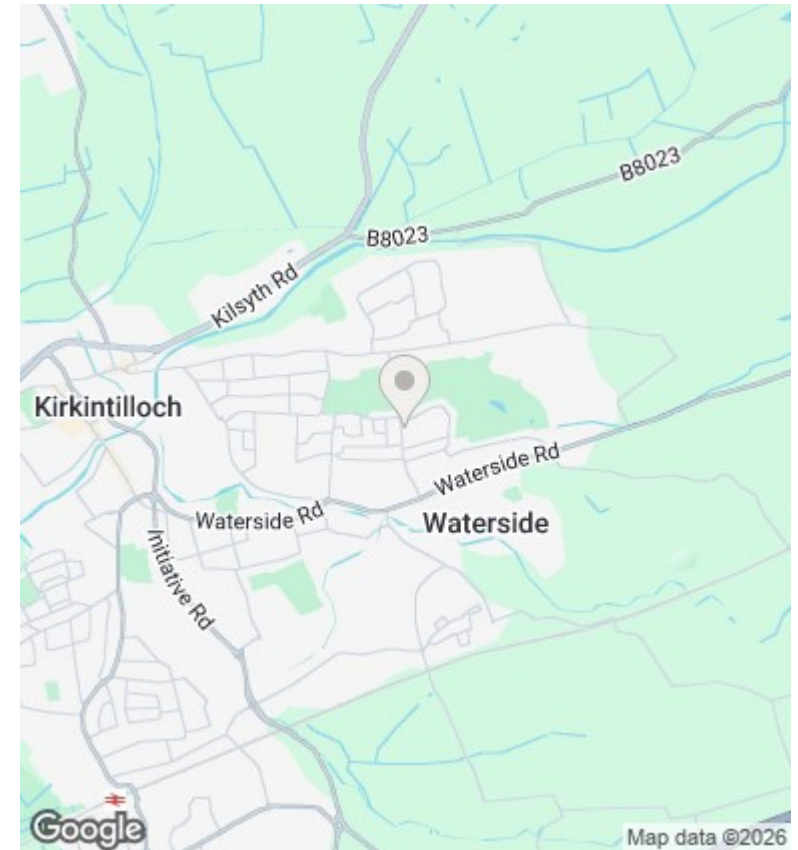
Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft

First Floor
Approx 37 sq m / 396 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	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	